

**ZONING BY-LAW**

**2004-22**

**TOWNSHIP OF HARLEY**

**PN: 0333/1**

**DRAFTED: 30 August 2002**

**REVISED: 15 June 2004**

**: 15 September 2004**

**THE PLANTARIO GROUP LTD.**

**EAST YORK, ONTARIO**

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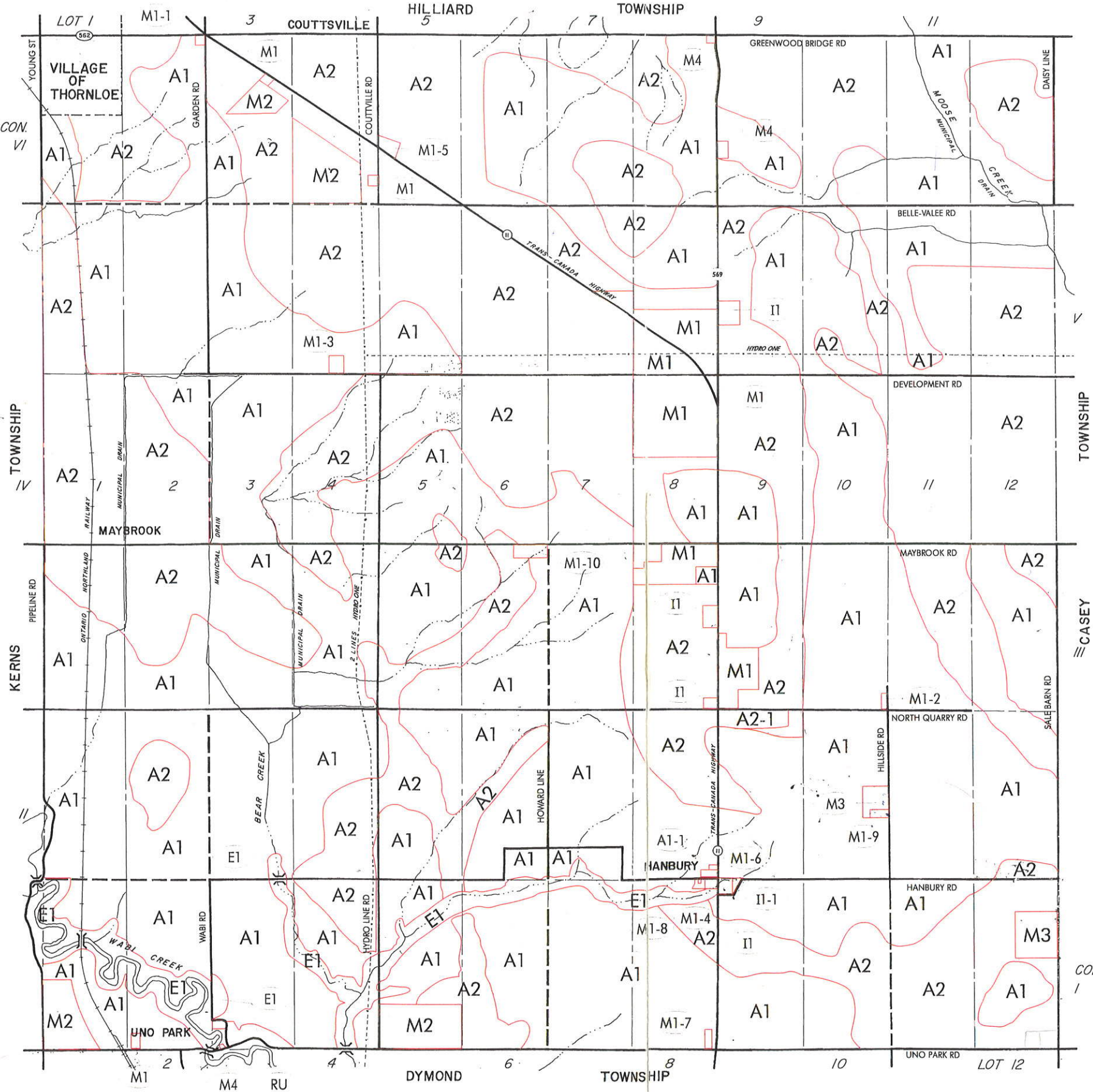
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**ZONE MAP**  
**Schedule A**  
**By Law No. 2004-22**

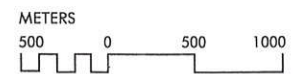
**TOWNSHIP OF HARLEY**



LEGEND

	IMPROVED ROAD
	UNIMPROVED ROAD
	ZONE BOUNDARY
M1	ZONE SYMBOL
I1	INSTITUTIONAL
M1	GENERAL INDUSTRIAL
M2	EXTRACTIVE INDUSTRIAL
M3	DISPOSAL INDUSTRIAL
M4	UTILITIES INDUSTRIAL
E1	ENVIRONMENTAL PROTECTION
A1	AGRICULTURE
A2	RURAL

THIS IS SCHEDULE A TO BY-LAW NO. 2004-22  
 PASSED THE 9 DAY OF November, 2004.  
 (REEVE)   
 (CLERK) (SEAL)



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15.5 pl 04  
 REVISED: 15 June 04  
 DRAFTED: 30 Aug 02  
 DWG. NO. 0311-A

**THE CORPORATION OF THE TOWNSHIP OF HARLEY**

**BY-LAW NO. ....**

**A BY-LAW TO REGULATE THE USE OF LANDS AND THE CHARACTER,  
LOCATION AND USE OF BUILDINGS AND STRUCTURES  
IN THE TOWNSHIP OF HARLEY**

**WHEREAS** the Planning Act, R.S.O. 1990, as amended, provides that the council of a local municipality may pass zoning by-laws restricting the use of land and the erecting, locating or using of buildings and structures;

**NOW THEREFORE** the Council of the Corporation of the Township of Harley **ENACTS** as follows:

**SECTION 1**

**INTRODUCTION**

**(1) TITLE OF BY-LAW**

This By-law may be cited as the "Zoning By-law".

**(2) SCOPE OF BY-LAW**

**(a) LANDS SUBJECT TO BY-LAW:**

The provisions of this By-law shall apply to all lands within the corporate limits of the Township of Harley.

**(b) CONFORMITY WITH BY-LAW:**

No building or structure shall hereafter be erected, altered or located, nor shall the use of any building, structure or lot hereafter be changed, in whole or in part, except in conformity with the provisions of this By-law.

**(c) EXISTING USE CONTINUED:**

Nothing in this By-law shall prevent the use of any land, building or structure for any purpose prohibited by this By-law if such land, building or structure was

lawfully used for such purpose prior to the 16<sup>th</sup> day of December 1985, so long as it continues to be used for that purpose.

**(d) BUILDING PERMIT ISSUED:**

Nothing in this By-law shall have prevented the erection or use of any building or structure for a purpose prohibited by this By-law where a permit was issued under Section 5 of the Building Code Act, prior to the 16<sup>th</sup> day of December 1985 provided:

- (i) the building or structure has been used and shall continue to be used for the purpose for which the building permit was issued;
- (ii) the erection of such building or structure was commenced within 6 months of the 16<sup>th</sup> day of December 1985 and provided the erection of such building or structure was completed within 18 months after the erection thereof was commenced; and
- (iii) such permit was not revoked under Section 6, of the Building Code Act.

**(e) COMPLIANCE WITH OTHER RESTRICTIONS:**

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

**(3) INTERPRETATION OF BY-LAW**

**(a) SINGULAR AND PLURAL WORDS:**

In this By-law, unless the context requires otherwise, words used in the singular number include the plural and words used in the plural include the singular number.

**(b) SHALL IS MANDATORY:**

In this By-law, the word "shall" is mandatory.



**(c) USED AND OCCUPIED:**

In this By-law, unless the context requires otherwise, the word "used", shall include "designed to be used" and "arranged to be used" and the word "occupied" shall include "designed to be occupied" and "arranged to be occupied".

**(d) BUILDING, STRUCTURE AND USE CLASSIFICATION:**

In this By-law, all buildings, structures and uses named as permitted uses and classified under the headings "RESIDENTIAL USES" or "NON-RESIDENTIAL USES" may be referred to as Residential or Non-Residential buildings, structures, or uses respectively.

**(4) SCHEDULES TO BY-LAW**

The following Schedule, which is attached hereto, and the information shown on such schedule shall form part of the by-law to the same extent as if included therein:

**SCHEDULE A - ZONE MAP**

In addition, the following Schedules, which are attached hereto, and the information shown on such schedules and the calculations derived therefrom, shall form part of the by-law to the same extent as if included therein:

**SCHEDULE B - MDS FORMULAE I  
SCHEDULE C - MDS FORMULAE II**

## SECTION 2

## DEFINITIONS

In this By-law, unless the context requires otherwise, the following definitions shall apply:

- (1) **AGRICULTURAL USE**, means the use of lands, buildings or structures for the raising of livestock and other animals for food, or fur, including poultry and fish; aquaculture; agro-forestry; maple syrup production, and for the growing of crops, including nursery and horticultural crops, turf grass, greenhouse crops and mushrooms.
  
- (2) **ALTER**, when used in reference to a building, structure or part thereof, means:
  - to change any one or more of the external dimensions of such building or structure; or
  - to change the type of construction of the exterior walls or roof of such building or structure; or
  - to change the use of such building or structure; or
  - to change the number of uses or dwelling units contained therein.

"Alter", when used in reference to a lot, means:

  - to change the boundary of such lot with respect to a street or lane; or
  - to change any dimension or area, relating to such lot, which is covered herein by a zone provision; or
  - to change the use of such lot; or
  - to change the number of uses located thereon.

"Altered" and "alteration" shall have corresponding meanings.
  
- (3) **AUDITORIUM**, means a building, structure or part thereof where facilities are provided for athletic, civic, educational, political, religious or social events. This definition may include an arena, assembly hall, community centre, gymnasium, stadium, theatre or similar use and for the consumption of food and drink, but not for any commercial purposes.

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**SECTION 2(4)**

**DEFINITIONS**

- (4) **AUTOMOBILE SERVICE STATION**, means an establishment primarily engaged in the retail sale of fuels or lubricants for motor vehicles or recreation vehicles. Accessory uses may include the sale of motor vehicle or recreational vehicle accessories and minor maintenance or repair operations for such vehicles, other than bodywork or painting.
  
- (5) **BALCONY**, means a partially enclosed platform attached to or extending horizontally from one or more main walls of a building and used as an outdoor porch or sundeck.
  
- (6) **BODY SHOP**, means a building or premises used for the painting or repairing of motor vehicle bodies, exteriors or undercarriages. Accessory uses may include a towing service and the rental of motor vehicles to customers whose motor vehicles are being repaired. This definition shall not include a salvage yard as defined herein.
  
- (7) **BUILDING**, means any structure, consisting of walls and a roof, which is used for shelter, accommodation or enclosure of persons, animals, equipment, goods or materials.
  - (a) **ACCESSORY BUILDING**: means a detached building which is incidental, subordinate and exclusively devoted to a main building or main use and located on the same lot therewith.
  
  - (b) **MAIN BUILDING**: means the building which contains the principal use of the lot on which such building is located.
  
- (8) **BUILDING AREA**, means that portion of the lot area of a lot permitted to be covered by one or more building envelopes.
  
- (9) **BUILDING BY-LAW**, means any by-law of the Corporation passed pursuant to the Building Code Act.
  
- (10) **BUILDING ENVELOPE**, means the total horizontal area of a building calculated by perpendicular projection onto a horizontal plane. This definition shall not include:

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sills, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters or similar ornamental structures unless such structure projects more than 1.0 metre horizontally from an exterior wall of the building; or

unenclosed porches, balconies or steps unless such structure projects more than 2.0 metres horizontally from an exterior wall of the building.

- (11) **BUILDING HEIGHT**, means the vertical distance between the finished grade of the lot on which the building is situated and the highest point of the building proper.
- (12) **BUILDING PERMIT**, means a permit required by the Building By-law.
- (13) **BUILDING SEPARATION**, means the least horizontal distance permitted between the nearest portions of any building envelopes on a lot.
- (14) **BUILDING SETBACK**, means the least horizontal distance permitted between a lot line of a lot and the nearest portion of any building envelope or excavation on such lot.
  - (a) **FRONT BUILDING SETBACK**, means the building setback on a lot measured from each front lot line of such lot.
  - (b) **FLANK BUILDING SETBACK**, means the building setback on a lot measured from each flank lot line of such lot.
  - (c) **REAR BUILDING SETBACK**, means the building setback on a lot measured from each rear lot line of such lot.
  - (d) **SIDE BUILDING SETBACK**, means the building setback on a lot measured from each side lot line of such lot.



## SECTION 2(15)

## DEFINITIONS

- (15) **BUILDING SUPPLY OUTLET**, means an establishment engaged in the selling or installing of building supplies including lumber, millwork, siding, roofing, plumbing, electrical, heating, air conditioning and similar items. This definition shall not include any establishment otherwise defined herein, or specifically named elsewhere, in this By-law.
- (16) **BULK STORAGE TANK**, means a tank for the bulk storage of petroleum, petroleum products, chemicals, gases or similar substances. This definition shall not include a storage tank which is accessory to another use on the lot where such tank is located.
- (17) **BUSINESS OFFICE**, means a building or part of a building where one or more persons are employed in administering, directing, managing or conducting the affairs of a private enterprise. This definition shall not include any manufacturing operation or any premises used for repairing equipment, goods, materials or vehicles.
- (18) **BUNKHOUSE**, means a building designed or used for the accommodation, during the planting, growing or harvesting season, of up to ten (10) agricultural workers and consisting of at least one (1) bathroom and not fewer than two (2) rooms providing therein living, dining and sleeping accommodation in appropriate individual or combination rooms.
- (19) **CARPORT**, means a roofed structure, supported by columns, piers or not more than two (2) walls, which is used for the sheltering of permitted vehicles.
- (20) **CEMETERY**, means land that is set apart or used as a place for the interment of the dead, or in which human bodies have been buried. "Cemetery" may include a structure for the purpose of cremation of human remains and may include facilities for storing ashes of human remains that have been cremated or the interment of the dead in sealed crypts or compartments.
- (21) **CHIEF BUILDING OFFICIAL**, means the employee appointed by Council for the purpose of enforcing the Building By-law.

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**SECTION 2(22)**

**DEFINITIONS**

- (22) **COMMERCIAL GREENHOUSE**, means a building used for the growing of flowers, vegetables, shrubs, trees and similar vegetation for wholesale or retail sale. This definition shall not include any premises used for the growing of mushrooms.
- (23) **CONVENIENCE STORE**, means an establishment where food, tobacco, drugs, periodicals or similar items of household necessity are kept for retail sale to the public.
- (24) **CORPORATION**, means the Corporation of the Township of Harley.
- (25) **COUNCIL**, means the Council of the Corporation of the Township of Harley.
- (26) **DETACHED**, when used in reference to a building, means a building which is not dependent on any other building for structural support or enclosure.
- (27) **DRIVEWAY**, means an unobstructed passageway used to provide vehicular access to a lot from a street or lane.
- (28) **DRIVEWAY SETBACK**, means the least horizontal distance permitted between a lot line of a lot and the nearest portion of any driveway on such lot.
- (29) **DWELLING HOUSE**, means a detached building occupied or capable of being occupied as the home or residence of one or more persons. This definition shall not include any part of any vehicle as defined herein.
- (a) **ACCESSORY DWELLING HOUSE**, means a single detached dwelling house which is accessory to a permitted Non-Residential use and is occupied either by the family of the owner, or owner of such Non-Residential use or by the family of a person, or person employed on the lot where such dwelling house is located.

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- (b) **CONVERTED DWELLING HOUSE**, means a dwelling house, the interior of which has been altered so as to provide therein not more than two dwelling units.
  - (c) **GROUP HOME**, means the use of a dwelling house for a residential care facility accommodating up to ten (10) persons, excluding resident staff, who, by reason of their emotional, mental, social or physical condition, require specialized residential care in a group living arrangement, as licensed or approved by the applicable Provincial agency.
  - (d) **MOBILE HOME**, means a prefabricated building, designed to be transported on its own chassis (notwithstanding that its running gear is or may be removed), or by other means, and designed and equipped for year-round occupancy, containing therein facilities for cooking or for the installation of cooking equipment as well as sanitary facilities including a flush toilet and a shower or bathtub. This definition shall not include any tourist vehicle or any trailer which has a gross floor area of less than 30.0 square metres.
  - (e) **MODULAR DWELLING HOUSE** , means a prefabricated single-detached dwelling house being so constructed or assembled that the shortest side of such dwelling house is not less than 6.1 metres in width.
  - (f) **SINGLE DETACHED DWELLING HOUSE**, means a dwelling house containing only one dwelling unit.
- (30) **DWELLING UNIT**, means a suite of two (2) or more habitable rooms, occupied by not more than one (1) household unit, in which sanitary conveniences are provided and in which facilities are provided for cooking or for the installation of cooking equipment, and with an independent entrance either directly from outside the building or through a common corridor or vestibule inside the building. This definition shall not include any part of any vehicle as defined herein.
- (a) **ACCESSORY DWELLING UNIT**, means a dwelling unit which is part of, and accessory to, a permitted Non-Residential building other than an automobile service station or a commercial garage. Such dwelling unit shall be occupied either by the family of the owner, or owner of such Non-Residential building or by the family

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of a person, or person employed on the premises where such dwelling unit is located.

- (31) **ENTRANCE**, when used with reference to a lot, means the area of intersection between a driveway and a street line.
- (32) **ENTRANCE SEPARATION**, means the least horizontal distance permitted between the nearest portions of any entrances on the lot.
- (33) **ENTRANCE SETBACK**, means the least horizontal distance permitted between an intersection of street lines and the nearest portion of any entrance, measured along the street line.
- (34) **ENTRANCE WIDTH**, means the horizontal distance permitted between the extremities of an entrance, measured along the street line.
- (35) **ERECT**, means to build, construct, place, reconstruct or relocate and, without limiting the generality of the word, also includes:
  - any preliminary operation such as excavating, filling or draining;
  - altering any existing building or structure by an addition, enlargement, extension or other structural change; and
  - any work which requires a building permit.“Erected” and “erection” shall have corresponding meanings.
- (36) **EXISTING**, means existing on the 16<sup>th</sup> day of December 1985.

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- (37) **FACTORY OUTLET**, means a building or part of a building, accessory to a permitted industrial use, where the products manufactured by that industry are kept for wholesale or retail sale.
- (38) **FINISHED GRADE**, means the median elevation between the highest and lowest points of the finished surface of the ground (measured at the base of a building or structure), but exclusive of any embankment in lieu of steps.
- (39) **FLOOD PLAIN**, means the area below the high water mark of a waterbody.
- (40) **FLOOR AREA**, means the horizontal area of a storey, measured between the exterior faces of the exterior walls at the floor level of such storey.
- (a) **DWELLING UNIT AREA**, means the aggregate of the floor areas of all habitable rooms in a dwelling unit, excluding the thickness of any exterior walls.
  - (b) **GROSS FLOOR AREA**, means the aggregate of all floor areas of a building or structure.
  - (c) **GROUND FLOOR AREA**, means the floor area of the first storey of a dwelling unit, excluding any portion of such first storey which is not a habitable room and which has no habitable room, or portion thereof, located thereover, excluding the thickness of any exterior walls.
  - (d) **NET FLOOR AREA**, means that portion of the gross floor area of a building which is used by a Non-Residential use defined herein or specifically named elsewhere in this By-law, but excluding:
    - any part of such building used by another Non-Residential use which is defined herein or specifically named elsewhere in this By-law;
    - any part of such building used as a dwelling unit;
    - any part of such building used for the parking or storage of motor vehicles;

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any part of such building used for equipment to heat such building or a portion thereof; and

the thickness of any exterior walls of such building.

- (41) **FORESTRY USE**, means the management, development and cultivation of timber resources.
- (42) **FUEL BAR**, means an establishment primarily engaged in the retail sale of fuels or lubricants for motor vehicles.
- (43) **FUEL PUMP ISLAND**, means a structure which is an accessory use intended to provide fuel for vehicles.
  - (a) **PRIVATE FUEL PUMP ISLAND**, means a fuel pump island used to dispense fuel solely to vehicles owned or leased by the occupant of the lot where such fuel pump island is located. This definition shall not include an automobile service station or any other facility for the sale of fuels.
- (44) **GARAGE, COMMERCIAL**, means an establishment or premises where vehicles owned by the general public are repaired or maintained.
- (45) **GARAGE, MAINTENANCE**, means an establishment or premises where vehicles owned or leased by the occupant of such premises are repaired or maintained.
- (46) **GARAGE, PRIVATE**, means an accessory building or portion of a dwelling house which is fully enclosed and used for the sheltering of permitted vehicles. This definition shall not include a carport or other open shelter.

- (47) **GRAVEL PIT**, means any open excavation made for the removal of any soil, earth, clay, marl, sand, gravel or unconsolidated rock or mineral to supply such material for construction, industrial or manufacturing purposes. This definition shall not include:
- any excavation incidental to the erection of a building or structure for which a building permit has been issued;
  - any excavation incidental to the construction of any public works;
  - any asphalt plant, cement manufacturing plant or concrete batching plant; or
  - any wayside pit as defined herein.
- (48) **GUEST ROOM**, means a room or suite of rooms which contains no facilities for cooking and which is used or maintained, for gain or profit, by providing accommodation to the public.
- (49) **HABITABLE ROOM**, means a room designed to provide living, dining, sleeping or kitchen accommodation for persons. This definition may include a bathroom, den, library or enclosed sun room, but shall not include any private garage, carport, porch, verandah, unfinished attic, unfinished basement or unfinished cellar.
- (50) **HIGH WATER MARK**, means the mark made by the action of water under natural conditions on the shore or bank of a body of water, which action has been so common and usual and continued so long that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side.
- (51) **HOME INDUSTRY**, means an occupation conducted for gain or profit on a permitted farm and may include a carpentry shop, a craft shop, a metal work shop, a plumbing shop, an electrical shop, a welding shop, a storage building for school buses, boats or snowmobiles, or a similar use.

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- (52) **HOME OCCUPATION**, means any occupation conducted for gain or profit within a dwelling unit. This definition may include dressmaking; hairdressing; instruction in arts, crafts, dancing or music to not more than six (6) pupils at any one lesson; molding; painting; sculpting; weaving; or the making or repairing of garden or household ornaments, clothing, personal effects or toys.
- (53) **HOME OCCUPATION, RURAL**, means any occupation conducted for gain or profit as an accessory use on a permitted farm. This definition may include a retail outlet for farm supplies or farm produce, a produce grading station or a merchandise service shop.
- (54) **HOME PROFESSION**, means any profession practised within a dwelling unit. This definition may include the offices of an accountant, architect, auditor, dentist, drugless practitioner, engineer, insurance agent, land surveyor, lawyer, medical practitioner, notary, realtor or town planner.
- (55) **HOUSEHOLD UNIT**, means one or more human beings living together as a single housekeeping unit. This definition may also include domestic servants and not more than two roomers or boarders. This definition shall not include a group home.
- (56) **LANDSCAPING AREA**, means that portion of the lot area of a lot required for the growth and maintenance of grass, flowers, bushes, trees and other landscaping, including planting strips. This definition may include any surfaced walk, surfaced patio, play facility, or similar area, but shall not include any driveway or ramp (whether surfaced or not) nor any curb, retaining wall, parking area, delivery space, loading space nor any open space beneath or within a building or structure.
- (57) **LANE**, means a public thoroughfare, whether or not improved for use, which has a right-of-way width of 10.0 metres or less and which affords only a secondary means of access for vehicular traffic to abutting lots and which is not intended for general traffic circulation.

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- (58) **LOT**, means a parcel of land which is capable of being legally conveyed in accordance with the provisions of the Planning Act.
- (a) **CORNER LOT**: means a lot having four (4) or fewer lot lines and situated at the intersection of two (2) street lines which contain an angle of not more than 135 degrees. Where such street lines are curved, the angle of intersection of the street lines shall be deemed to be the angle formed by the intersection of the tangents to the street lines, drawn through the extremities of the side lot lines. 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.
  - (b) **EXISTING LOT**: means a lot which, on the 16<sup>th</sup> day of December 1985, was capable of being legally conveyed in accordance with the Planning Act.
  - (c) **INTERIOR LOT**: means a lot, other than a corner lot or a through lot, which has street access, but has no water access.
  - (d) **THROUGH LOT**: means a lot, other than a corner lot, which has street access on two (2) or more street lines, but has no water access.
  - (e) **UNSERVICED LOT**: means a lot which is served by neither a public, nor a private, water system nor a sanitary sewer system.
- (59) **LOT AREA**, means the total horizontal area within the lot lines of a lot, excluding the horizontal area of any flood plain located on such lot.
- (60) **LOT FRONTAGE**, means, in the case of a corner lot, an interior lot or a through lot, the horizontal distance between the two (2) lot lines which intersect the front lot line of a lot, such distance being measured along a line which is parallel to the front lot line, and distant from the front lot line, a distance equal to the minimum front building setback required herein for the specified use in the zone where such lot is located.
- (61) **LOT LINE**, means any boundary of a lot or the vertical projection thereof.

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- (a) **FRONT LOT LINE**, means, in the case of an interior lot, the lot line dividing the lot from the street. In the case of a corner lot, the shorter lot line abutting a street shall be deemed to be the front lot line except where the lot lines abutting a street are the same length, the lot line used for the principal entrance to the lot shall be deemed to be the front lot line. In the case of a through lot, the lot line used for the principal entrance to the lot shall be deemed to be the front lot line.
  - (b) **FLANK LOT LINE**, means any lot line, other than a front lot line, which is also a street line.
  - (c) **REAR LOT LINE**, means any lot line which is not a front lot line, a flank lot line or a side lot line.
  - (d) **SIDE LOT LINE**, means a lot line which intersects a front lot line or a flank lot line provided that, if any side lot line or portion thereof is the rear lot line of an abutting lot, such lot line or portion thereof shall be deemed to be a rear lot line.
- 
- (62) **MARINE FACILITY**, means a building or structure which is used to place a boat into, or take a boat out of a waterbody; or to moor, to berth or to store a boat. This definition may include a boat launching ramp, boat lift, dock or boathouse, but excludes any boat service, repair or sales facility, or building or portion thereof used for human habitation.
  - (63) **MUNICIPAL YARD**, means any land and buildings owned by the Municipality, or any local board or commission, and used for the storage, maintenance and repair of equipment used in connection with civic works.
  - (64) **NON-COMPLYING**, when used in reference to a lot, building or structure, means a lot, building or structure which does not comply with one or more of the zone provisions of the zone in which such lot, building or structure is located.
  - (65) **NON-CONFORMING**, when used in reference to a use, building or structure, means a use, building or structure which is not a permitted use in the zone where such use, building or structure is located.

REVISED: 15 June 2004

**SECTION 2(66)**

**DEFINITIONS**

- (66) **NOXIOUS USE**, means a use which, by its nature or the materials used or produced therein, is declared to be a noxious trade, business or manufacturer, or a noxious use as defined in the Health Protection and Promotion Act.
- (67) **NURSERY**, means land used for the growing of sod, flowers, bushes, trees or other gardening, landscaping or orchard stock for wholesale or retail sale.
- (68) **OPEN STORAGE AREA**, means land used for the outside storage of equipment, goods or materials. This definition shall not include a storage use located in a building, a salvage yard, a parking area or a parking space.
- (69) **PARK**, means an area, consisting largely of open space, which may include a recreational area, trails, playground, playfield or similar use, but shall not include a mobile home park or a tourist camp.
- (a) **PUBLIC PARK**, means a park owned or operated by the Corporation, any local board of the Corporation or any Authority, Board, Commission or Ministry established under any statute of Ontario or Canada.
- (b) **PRIVATE PARK**, means a park other than a public park.
- (70) **PARKING AREA**, means an area or structure provided for the parking of motor vehicles and includes any related driveways and parking spaces, but shall not include any part of a street or lane. This definition may include a carport or private garage.
- (71) **PARKING LOT**, means any parking area other than a parking area which is accessory to a permitted use and located on the same lot therewith.
- (72) **PARKING SPACE**, means a portion of a parking area, exclusive of driveways, which may be used for the temporary parking or storage of a motor vehicle.

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- (73) **PERMITTED**, means permitted by this By-law.
- (74) **PERMITTED USE**, means a use which is permitted in the zone where such use is located.
- (75) **PERSON**, means any human being, association, firm, partnership, corporation, agent or trustee, and the heirs, executors or other legal representatives of a person to whom the context can apply according to law.
- (76) **PLACE OF WORSHIP**, means a building owned or occupied by a religious congregation or religious organization dedicated exclusively to worship and other religious activities. Accessory uses may include a parish hall, auditorium or Sunday school.
- (77) **PLANTING STRIP**, means an area which shall be used for no purpose other 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 herein. The remainder of such planting strip shall be used for no purpose other than planting trees, shrubs, flowers, grass or similar vegetation.
- (78) **PLANTING STRIP WIDTH**, means the least horizontal dimension of a planting strip measured perpendicularly to the lot line abutting such planting strip.
- (79) **PRIVATE HOME DAY CARE**, means the temporary care and custody, for reward or compensation, of five children or less who are not of common parentage, where such care is provided in a private residence for a continuous period not exceeding 24 hours.
- (80) **PUBLIC USE**, means a building, structure or lot used for public services by the Corporation, any local board of the Corporation, any Authority, Board, Commission or Ministry established under any statute of Ontario or Canada, any telephone or telegraph company, any public utility corporation or any railway company authorized under the Canada Transportation Act, S.C. 1996.

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**SECTION 2(81)**

**DEFINITIONS**

- (81) **RECREATION ESTABLISHMENT**, means a billiard or pool hall, bowling alley, curling or skating rink, or similar use.
- (82) **RECREATION FACILITY**, means buildings, structures or the use of land for outdoor and indoor sports and recreation intended for passive or active use. This definition shall include any equipment related to the activities.
- (83) **RESTAURANT**, means a building or part of a building where food is offered for sale or sold to the public for immediate consumption in the dining room of such building or for consumption off the premises.
- (84) **RESTAURANT- TAKE-OUT**, means an establishment where food is offered for sale or sold to the public solely for consumption off the premises of the establishment.
- (85) **RETAIL STORE**, means a building or part of a building in which goods, wares, merchandise, substances, articles or things are offered or kept for retail sale to the public. This definition shall not include any establishment otherwise defined herein or specifically named elsewhere in this By-law.
- (86) **SALVAGE YARD**, means an establishment or premises where bones, bottles, hides, junk, rags, scrap metals, wrecked vehicles or parts therefrom are stored wholly or partly in the open.
- (87) **SATELLITE SIGNAL BROADCAST OR RECEIVING DISH**, means any device used or intended to be used to send or receive signals to or from satellites.
- (88) **SCHOOL**, means a school under the jurisdiction of a Board as defined in the Education Act.
- (89) **SHORELINE**, means any lot line or portion thereof which abuts a waterbody.

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**SECTION 2(90)**

**DEFINITIONS**

- (90) **SIGHT TRIANGLE**, means the triangular space on a lot formed by two (2) intersecting street lines and a line drawn from a point in one street line across such lot to a point in the other street line, each such point being a distance from the point of intersection of the street lines (measured along the street lines). Where the two (2) 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.
- (91) **SIGN**, means a name, identification, description, device, display or illustration which is affixed to or represented directly or indirectly upon a building, structure or lot and which directs attention to an object, product, place, activity, person, institute, organization or business.
- (a) **LEGAL SIGN**, means a sign which complies with the Sign By-law of the Corporation.
- (92) **STONE QUARRY**, means any open excavation made for the removal of any limestone, sandstone, shale or consolidated rock or mineral to supply such material for construction, industrial or manufacturing purposes. This definition shall not include:
- any excavation incidental to the erection of a building or structure for which a building permit has been issued;
- any excavation incidental to any public works;
- any asphalt plant, cement manufacturing plant or concrete batching plant; or
- any wayside quarry as defined herein.
- (93) **STOREY**, means that portion of a building or structure between any floor level of such building or structure and the floor, ceiling or roof next above such floor level.
- (a) **ATTIC**, means that portion of a building situated wholly or partly within the roof but which is not a one-half storey.

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- (b) **BASEMENT**, means any storey below the first storey which is at least 50% above finished grade (measured from finished floor to finished ceiling).
  - (c) **CELLAR**, means any storey below the first storey which is more than 50% below finished grade (measured from finished floor to finished ceiling).
  - (d) **FIRST STOREY**, means the storey with its floor closest to finished grade and having its ceiling at least 1.5 metres above finished grade.
  - (e) **ONE-HALF STOREY**, means that portion of a building situated wholly or partly within the roof and in which there is a vertical dimension of at least 2.0 metres (measured from finished floor to finished ceiling) over a floor area equal to at least 50% of the floor area of the storey next below.
  - (f) **SECOND STOREY**, means that portion of a building situated above the first storey and in which there is a vertical dimension of at least 2.0 metres (measured from finished floor to finished ceiling) over a floor area equal to at least 75% of the floor area of the storey next below.
- (94) **STREET**, means a public thoroughfare under the jurisdiction of either the Corporation or the Province of Ontario. This definition shall not include a lane, a private right-of-way, a registered right-of-way, or an original shore road allowance.

"Street allowance" shall have a corresponding meaning.

- (a) **IMPROVED STREET**, means a street defined herein as a "Provincial Highway", a "Secondary Highway" or a "Township Road" which is maintained on a year-round basis and shown on Schedule A hereto.
- (b) **PROVINCIAL HIGHWAY**, means Highway No. 11.
- (c) **SECONDARY HIGHWAY**, means Highway Nos. 562 and 569.
- (d) **TOWNSHIP ROAD**, means a street, other than a Provincial Highway or a Secondary Highway.

- (e) **UNIMPROVED ROAD**, means a street defined herein as a "Township Road" which is not maintained on a year-round basis and shown on Schedule A hereto.
  
- (95) **STREET ACCESS**, means, when referring to a lot, that such lot has a lot line or portion thereof which is also a street line.
  
- (96) **STREET LINE**, means the limit of a street allowance and is the dividing line between a lot and a street.
  
- (97) **STREET SETBACK**, means the least horizontal distance required between the centreline of a street allowance and the nearest part of any building envelope or excavation on a lot (measured at right angles to such centreline).
  
- (98) **STRUCTURE**, means anything constructed or erected, the use of which requires location on or in the ground, or attached to something having location on or in the ground.
  
- (99) **TOURIST CAMP**, means any land used to provide temporary accommodation for the public, or members of an organization, in tents, tourist trailers or tourist vehicles or cabins, whether or not a fee is charged or paid for such accommodations.
  
- (100) **TOURIST CAMP LOT**, means a parcel of land within a tourist camp, occupied by a tent, tourist trailer, tourist vehicle or cabins.
  
- (101) **TOURIST TRAILER**, means a trailer capable of being used for the temporary living, sleeping or eating accommodation of persons (notwithstanding that its running gear is or may be removed).
  
- (102) **TOURIST VEHICLE**, means a self-propelled vehicle capable of being used for the temporary living, sleeping or eating accommodation of persons. This definition may include a bus, motor home, truck or van.

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**SECTION 2(103)**

**DEFINITIONS**

- (103) **TRAILER**, means any vehicle designed to be towed by a motor vehicle.
- (104) **TRUCK TERMINAL**, means a location where more than one (1) commercial motor vehicle with a gross weight exceeding 4,500 kilograms is parked for any period of time and may include a warehouse for the storing or transferring of any goods or materials, brought to that location, for distribution elsewhere. This definition excludes any other use or location defined herein.
- (105) **USE**, when used as a noun, means the purpose for which a lot, building or structure, or any combination thereof, is designed, arranged, occupied or maintained.
- "Uses" shall have a corresponding meaning.
- "Use" (when used as a verb), "used" and "to use" shall have corresponding meanings.
- (a) **ACCESSORY USE**, means a use which is incidental, subordinate and exclusively devoted to a main building, main structure or main use and located on the same lot therewith.
- (b) **MAIN USE**, means the principal use of a lot.
- (106) **VEHICLE**, means an all-terrain vehicle, an automobile, a boat, a commercial motor vehicle, a farm implement, a motorcycle, a snowmobile, a truck, a tourist vehicle or a trailer.
- (107) **VEHICLE AGENCY**, means an establishment having as its main use the storage of vehicles for sale, rent or lease. Accessory uses may include facilities for the repair or maintenance of vehicles.
- (108) **WAREHOUSE**, means a building or part of a building used only for the bulk storage of goods, wares, merchandise or materials and accessory office space and shall include a wholesale establishment.

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**SECTION 2(109)**

**DEFINITIONS**

- (109) **WATERBODY**, means any natural watercourse or canal, other than a drainage ditch or irrigation channel.
- (110) **WATER SETBACK**, means the straight line horizontal distance from a high water mark of a waterbody to the nearest part of any excavation, building, structure or open storage area on the lot.
- (111) **WAYSIDE PIT**, means a temporary open excavation made for the removal of any soil, earth, clay, marl, sand, gravel or unconsolidated rock or mineral, opened and used by a public authority solely for the purpose of a particular project or contract of construction.
- (112) **WAYSIDE QUARRY**, means a temporary open excavation made for the removal of any limestone, sandstone, shale or consolidated rock or mineral, opened and used by a public authority solely for the purpose of a particular project or contract of construction.
- (113) **YARD**, means a space, appurtenant to a building, structure or excavation, located on the same lot as the building, structure or excavation, and which space is open, uncovered and unoccupied from the ground to the sky except for such accessory buildings, structures or uses as are specifically permitted.
- (a) **FRONT YARD**: means a yard located between the front lot line and the nearest part of any excavation or main building on the lot and extending across the full width of the lot.
- (b) **FLANK YARD**: means a yard located between a flank lot line and the nearest part of any excavation or main building on the lot and extending for the full length of such flank lot line, but excluding any front yard.
- (c) **REAR YARD**: means a yard located between a rear lot line and the nearest part of any excavation or main building on the lot and extending for the full length of such rear lot line, but excluding any front yard or flank yard.

- (d) **SIDE YARD:** means a yard located between a side lot line and the nearest part of any excavation or main building on the lot and extending for the full length of such side lot line, but excluding any front yard, flank yard or rear yard.
- (114) **ZONE,** means a designated area of land use shown on Schedule A hereto and includes any special zone used in this By-law.
- (115) **ZONE PROVISION,** means any provision of this By-law which is listed under the heading "ZONE PROVISIONS" and includes anything contained in Section 3 hereof which is applicable to the zone or use.
- (116) **ZONED AREA,** means all the lands within the corporate limits of the Township of Harley.
- (117) **ZONING ADMINISTRATOR,** means the officer or employee of the Corporation charged with the duty of enforcing the provisions of this By-law.

## SECTION 3

## GENERAL PROVISIONS

### (1) ACCESSORY USES

Any use, building or structure which is accessory to a permitted use in a zone shall be permitted in such zone, except that none of the following accessory uses shall be permitted in any zone unless such use is listed as a permitted use in such zone: an accessory manufacturing use; a building or portion thereof used for human habitation; a disposal use; a fuel pump island or a private fuel pump island; a livestock building; a marine facility; any occupation for gain or profit within or accessory to a dwelling unit or accessory to a farm; and an open storage area.

### (2) ACCESS REGULATIONS

No person shall erect any building or structure in any portion of the Zoned Area unless the lot upon which such building or structure is to be erected fronts on and has access to an Improved Street.

#### (a) EXISTING LOT:

The above provisions shall not apply to an existing lot, created in accordance with the Planning Act, which does not front on an Improved Street. For such a lot, buildings and structures shall be permitted in accordance with the approved use and the zone provisions for the zone in which the lot is located.

#### (b) EXISTING BUILDINGS AND STRUCTURES:

The above provision shall not apply to a lot which does not front on an Improved Street, but contains a legally existing building or structure. For such existing buildings or structures, their rebuilding or repair shall be permitted in accordance with Section 3(15) and accessory buildings and structures may be permitted in accordance with Section 3(1).

#### (c) REGISTERED PLAN OF SUBDIVISION:

The above provision shall not apply to a lot on a registered plan of subdivision, registered subsequent to the 16<sup>th</sup> day of December 1985 where an Agreement, containing a provision for municipal assumption and ownership of roadways has been signed and registered on title, between the developer and the Corporation.

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**(3) ADDITION TO OR CHANGE OF EXISTING USE**

When a building or structure has insufficient parking spaces, or if the planting strip was not adequate on the 16<sup>th</sup> day of December 1985 to comply with the requirements herein, this By-law shall not be interpreted to require that the deficiency or inadequacy be made up prior to the construction of any addition if such addition does not increase the building area of such building or structure by more than 10%. However, no addition which increases the building area by more than 10%, and no change of use may occur if the effect of an addition or change of use would be to increase such deficiency or inadequacy.

**(4) CONSTRUCTION USES**

A building or structure incidental to construction on a lot where such building or structure is situated shall be permitted in any portion of the Zoned Area but, only for as long as it is necessary for the work in progress and until the work is completed or abandoned.

"Abandoned" in this subsection means the failure to proceed expeditiously with the construction work or the failure to undertake any construction work during any continuous six (6) month period.

**(5) DWELLING UNITS**

**(a) LOCATION IN PRIVATE GARAGE:**

No dwelling unit shall be located in a private garage.

**(b) LOCATION IN CELLAR:**

No dwelling unit shall be located in the cellar of any Non-Residential building. No part of any dwelling unit except a bedroom, furnace room, laundry room, recreation room, storage room, washroom or similar room shall be located in the cellar of a Residential building.

**(c) LOCATION IN BASEMENT:**

No dwelling unit shall be located in the basement of a Non-Residential building. A dwelling unit may be located in the basement of a Residential building, provided that the finished floor level of such basement is not more than 1.0 metres below finished grade.

**(6) GRAVEL PITS AND STONE QUARRIES**

No gravel pit or stone quarry shall be established or made in any portion of the Zoned Area except in a zone where such use is a permitted use. No gravel pit or stone quarry shall be established or made in any landscaping area or planting strip required by this By-law.

**(7) GROUP HOMES**

A group home is only permitted within a detached dwelling house and must be spaced at least 300 metres from another similar facility.

**(8) HEIGHT EXCEPTIONS**

The building height provisions of this By-law shall not apply to the following uses:

a barn;

a belfry;

a bridge;

a bulk storage tank;

a chimney;

a church spire;

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## **SECTION 3(8)**

## **GENERAL PROVISIONS**

- a communications tower;
- a corn crib;
- a drying elevator;
- an electric power facility other than a building;
- a farm implement shed;
- a feed or bedding storage use;
- a fire tower station;
- a flagpole;
- a forestry tower;
- a piece of heating, cooling or ventilating equipment;
- a power transmission tower;
- a radio or television antenna;
- a railroad signal;
- a railroad switching tower;
- a silo;
- a skylight;
- a solar panel;
- a stack; and
- a windmill.

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**(9) HOME INDUSTRIES AND RURAL HOME OCCUPATIONS**

No home industry or rural home occupation shall be permitted in any portion of the Zoned Area unless such home industry, or rural home occupation complies with the following provisions:

**(a) EMPLOYMENT:**

Not more than three (3) persons, other than an occupant of the premises, shall be employed in the home industry.

**(b) ADVERTISING:**

There shall be no external display or advertising, other than a lawful sign, to indicate to persons outside that any part of the lot is being used for a home industry or a rural home occupation purpose.

**(c) USES PROHIBITED:**

No home industry or rural home occupation shall be permitted which interferes with television or radio reception. As well, the home industry, or rural home occupation, shall not create or become a public nuisance, in particular, in regard to noise, traffic or parking.

**(10) HOME OCCUPATIONS AND HOME PROFESSIONS**

No home occupation or home profession shall be permitted in any portion of the Zoned Area unless such home occupation or home profession complies with the following provisions:

**(a) SIZE:**

Not more than 25% of the dwelling unit area shall be used for the purpose of home occupation or home profession uses.

**(b) ACCESSORY BUILDINGS:**

No accessory building shall be erected, altered or used for the purposes of a home occupation or home profession.

**(c) SALES OR RENTAL:**

On any lot containing a home occupation, there shall be no goods, wares or merchandise, other than those which are part of the home occupation, offered or exposed for sale or rent on such premises.

**(d) EMPLOYMENT AND OCCUPANCY:**

No person, other than an occupant of the dwelling unit containing the home occupation or home profession, shall be engaged in the home occupation or home profession, except that one (1) person, other than an occupant of a dwelling unit containing a home profession, shall be permitted.

**(e) ADVERTISING:**

There shall be no external display or advertising, other than a lawful sign, to indicate to persons outside that any part of the dwelling house, dwelling unit or lot is being used for a purpose other than a residential use.

**(f) OPEN STORAGE AREA:**

No part of any lot containing a home occupation or home profession shall be used as an open storage area accessory to that home occupation or home profession use.

**(g) USES PROHIBITED:**

No home occupation or home profession shall be permitted which interferes with television or radio reception. As well, the home occupation or home profession shall not create or become a public nuisance, in particular, in regard to noise, traffic or parking.

**(11) ILLUMINATION**

Lighting fixtures, which are not public uses and which are designed for exterior illumination, shall be installed with the light directed downward and deflected away from adjacent lots and streets. Such lighting fixtures shall not be more than 9.0 metres above ground and no closer than 4.5 metres to any street line.

**(12) LOTS CONTAINING MORE THAN ONE USE**

Where a lot contains more than one use, the lot area requirement shall be the sum of the requirements for the separate uses thereof, but the lot frontage requirement shall be no less than the greater of the lot frontage requirements for each individual use in the zone where such lot is located.

Where a building, structure or lot accommodates more than one use, the parking space requirements for such building, structure or lot shall be the sum of the requirements for the separate use thereof.

**(13) LOTS DIVIDED INTO MORE THAN ONE ZONE**

Where a lot is divided into more than one zone, each such portion of the lot shall be used in accordance with the provisions of this By-law for the zone where such portion of the lot is located. Each such portion of the lot shall be considered as a separate lot for the purpose of determining zone provisions.

**(14) LOTS REDUCED BY ROAD CONSTRUCTION**

Notwithstanding any other provision of this By-law, where, for the purpose of laying out a road, a road widening, or a road realignment, the Corporation, or the Province, acquires a portion of a lot which contains a building, then the remaining portion of the lot and any building thereon shall be deemed to comply with the provisions of this By-law, provided any reduction in a required building setback is not greater than 75% of the minimum setback required by this By-law and, provided that the lot area provision and the building situated thereon were lawful prior to the date of such acquisition.

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**(15) NON-COMPLYING BUILDINGS, STRUCTURES AND LOTS**

**(a) ALTERATIONS TO NON-COMPLYING BUILDINGS AND STRUCTURES:**

Nothing in this By-law shall prevent the enlargement, reconstruction, renovation, repair or replacement of an existing, non-complying building or structure provided such enlargement, reconstruction, renovation, repair or replacement shall not:

reduce the dwelling unit area of any dwelling unit if it is less than the applicable minimum dwelling unit area required herein;

increase the number of dwelling units in the replacement building over those of the original number of dwelling units;

increase the portion of the lot area covered by building envelopes if such coverage exceeds the applicable maximum building area permitted herein;

reduce the size of any yard adjoining that portion of such building or structure which is less than the applicable minimum building setback required herein;

reduce the distance between building envelopes if such distance is less than the applicable minimum building separation required herein;

increase the overall vertical dimension of such building or structure if such dimension exceeds the applicable maximum building height permitted herein;

reduce the gross floor area of any building or structure if it is less than the applicable minimum gross floor area required herein;

increase the net floor area of any building or structure if it exceeds the applicable maximum net floor area permitted herein;

reduce the portion of the lot used for landscaping purposes if such portion is less than the applicable minimum landscaping area required herein;

reduce the size of any planting strip required herein; or

contravene any other zone provisions.

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**(b) USE OF UNDERSIZED VACANT LOTS:**

Nothing in this By-law shall prevent the use of a vacant lot which has a lesser lot area and/or lot frontage than the applicable minimum lot area and/or minimum lot frontage required herein provided such lot is an existing lot as defined herein, the proposed use of such lot is a permitted use and the proposed use shall not contravene any other zone provisions. Nothing in this By-law shall prevent the use of a vacant lot created by expropriation or street widening or realignment which has a lesser area and/or frontage than the applicable minimum lot area and/or minimum lot frontage required herein.

**(16) NON-CONFORMING BUILDINGS AND STRUCTURES**

**(a) REBUILDING, REPAIR OR REPLACEMENT PERMITTED:**

Nothing in this By-law shall prevent the rebuilding, repair or replacement of an existing non-conforming building or structure that is damaged or destroyed subsequent to the 16<sup>th</sup> day of December 1985, provided that the external dimensions, excluding building height, of the original building or structure are not increased, the size and number of dwelling units of the original building are not increased and the use of the building or structure is not altered, unless altered to a permitted use.

**(b) STRENGTHENING PERMITTED:**

Nothing in this By-law shall prevent the strengthening to a safe condition of an existing non-conforming building or structure, provided that the external dimensions of the original building or structure are not increased and the use of the building or structure is not altered, unless altered to a permitted use.

**(17) OBNOXIOUS USES**

No person shall within the Zoned Area use any lot or erect, alter or use any building or structure for an animal or fish glue manufacturing use; a blood boiling use; a fowl-killing establishment; a gas manufacturing use; a noxious use; or a tannery.

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**(18) OCCUPANCY OF PARTIALLY COMPLETED DWELLING HOUSES**

No dwelling house shall be used for human habitation before the main walls and roof have been erected, the external roofing and siding have been completed, and services and utilities have been installed and are operable.

**(19) PARKING AREA REGULATIONS**

**(a) SIZE:**

Each parking space shall be at least 6.0 metres long, 3.0 metres wide and have a vertical clearance of at least 2.0 metres.

**(b) LOCATION:**

The required parking area shall not form part of any street. The required parking area shall be provided on the lot occupied by the buildings, structures or use for which the said parking area is required. No part of any parking space shall be located closer to any front lot line than 2.0 metres and to any side lot line than the minimum required side yard setback for that zone.

**(c) ACCESS:**

Access to parking spaces shall be by means of a driveway at least 3.5 metres wide contained within the lot on which the parking spaces are located and leading to an adjacent Improved Street.

**(d) SURFACE:**

Each parking area and driveway connecting the parking area with a street shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles.



**(e) RESTRICTIONS FOR RESIDENTIAL USES:**

No person shall use any parking area or parking space required for a residential use to park a vehicle, unless such vehicle bears a vehicle license plate or sticker which is currently valid.

**(20) PLANTING STRIPS**

**(a) SIZE:**

Each planting strips shall be at least 3.0 metres wide and have a vertical dimension of at least 1.5 metres, unless otherwise specifically set out in a zone.

**(b) INTERRUPTION FOR DRIVEWAY OR WALKWAY:**

Where a driveway or walkway extends through a planting strip, it shall be permissible to interrupt the planting strip within 3.0 metres of the edge of such driveway or within 1.5 metres of the edge of such walkway.

**(21) PUBLIC USES**

**(a) STREETS AND INSTALLATIONS:**

Nothing in this By-law shall prevent the use of land for a street or prevent the installation of a watermain, sanitary sewer main, storm sewer main, gas main, pipeline, lighting fixture, overhead or underground electrical or telephone line or other supply line or communication line or structure clearly ancillary to the foregoing, provided that the location of such street, main, line, fixture or structure has been approved by the Corporation. Notwithstanding the generality of the foregoing, this approval by the Corporation shall not be required for any public works project which has been authorized pursuant to the Environmental Assessment Act.

**(b) ZONES WHERE PERMITTED:**

Except as provided in clause (a) hereof, the only public uses permitted in a specific zone shall be those public uses listed as permitted uses in the said zone.

**(22) SETBACKS FROM SPECIAL USES**

**(a) LANDFILL SITES:**

No use of any land adjacent to property containing a landfill site shall be permitted within 30.0 metres of a property line.

**(b) PIPELINE RIGHTS-OF-WAY:**

No building, structure or excavation shall be allowed on a pipeline right-of-way. All permanent buildings, structures and excavations shall be set back 20.0 metres from the right-of-way. In addition, no person shall undertake exploration within 40.0 metres of a pipeline or any works connected therewith.

**(c) RAIL RIGHTS-OF-WAY:**

No use of any land adjacent to a rail right-of-way shall be permitted within 30.0 metres of the right-of-way.

**(d) STREET SETBACKS:**

No person shall erect any building in any portion of the Zoned Area, unless such building complies with the following street setback requirements:

Provincial Highway: - 23.0 metres,  
plus the minimum front building setback required for such use in the zone  
where it is located.

Secondary Highway: - 13.0 metres,  
plus the minimum front building setback required for such use in the zone  
where it is located.

Township Road: - 10.0 metres,  
plus the minimum front building setback required for such use in the zone  
where it is located.

**(e) WATER SETBACKS:**

No building or structure other than a marine facility, a building or structure accessory to flood or erosion control, a building or structure normally associated with watercourse protection works or bank stabilization projects, or a hydro electric project shall be located closer than 30.0 metres to the high water mark of a waterbody.

**(23) SIGHT TRIANGLES**

**(a) SIZE:**

The distance from the point of intersection of the street lines shall be 9.0 metres.

**(b) USES PERMITTED:**

Within any area defined as a sight triangle, the following uses shall be prohibited:

a building, structure or use which would obstruct the vision of drivers of motor vehicles;

a fence, tree, hedge, bush or other vegetation, the top of which exceeds 1.0 metre in height above the elevation of the street;

any portion of a parking space;

a berm or other ground surface which exceeds the elevation of the street by more than 0.5 metre; and

a sign, other than a pole sign, the body of which is not less than 2.0 metres above the elevation of the centreline of the street.

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**(24) SIGNS**

Nothing in this By-law shall apply to prevent the erection, alteration or use of any sign, provided such sign complies with the by-laws of the Corporation regulating signs and provided such sign is not located in a sight triangle except as provided in Section 3(23).

**(25) STORAGE OF SPECIAL VEHICLES**

**(a) VEHICLES PERMITTED:**

No person shall use any lot where a residential use is permitted, unless a home industry use is also permitted, for the purpose of parking or storing more than: two boats; one tourist vehicle; three snowmobiles; and one tourist trailer.

**(b) YARDS WHERE PERMITTED:**

In a zone where a residential use is permitted, the storage of a boat, tourist vehicle, snowmobile or tourist trailer shall only be permitted in a garage, carport or other building and not in any parking space or sight triangle, however, such vehicles may be parked in a rear yard, but no closer than 5.0 metres to any lot line.

**(c) STORAGE OF CONSTRUCTION TYPE EQUIPMENT AND VEHICLES:**

The use of land for the storage of construction type equipment and vehicles shall only be permitted where the subject land is zoned for a construction business or an equipment rental business.

**(26) SATELLITE DISHES, TELEVISION AND RADIO ANTENNAE**

**(a) USES PERMITTED:**

A satellite signal broadcast receiving dish, television and radio antennae and their supporting towers are permitted in all zones.

**(b) LOCATION:**

Radio and television antennae and their supporting towers may be located in all parts of rear and side yards, but no part of any such structure may be extended beyond the limits of the lot upon which it is erected.

A satellite signal broadcast receiving dish shall be permitted only in rear yards, provided such dishes are not located closer to any lot line than a distance equal to the greater of the diameter of the satellite signal broadcast receiving dish or the minimum yards required for a residential dwelling in the zone.

**(c) HEIGHT:**

When located on lands where a residential use is permitted, satellite signal broadcast receiving dishes may be located on the roof of a building, but the height may not exceed the height limits of the zone in which the building is located. This restriction shall not apply to federally licensed installations.

**(27) SWIMMING POOLS**

**(a) LOCATION IN RESIDENTIAL AREAS:**

Where a single detached dwelling house is permitted, a swimming pool may be erected and used in a side yard or rear yard provided no interior wall surface of any such swimming pool shall be located closer than 5.0 metres to any side lot line or rear lot line.

No water circulating or treatment equipment such as pumps or filters shall be located closer than 5.0 metres to any side lot line or rear lot line.

**(b) BUILDING AREA EXEMPTION:**

A swimming pool shall be considered as part of the building area unless no part of the swimming pool or its railing protrudes more than 1.5 metres above the ground level surrounding the swimming pool.

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REVISED: 15 June 2004

## **SECTION 4**

## **ZONES**

### **(1) ZONE CLASSIFICATION**

For the purpose of this By-law, all lands within the Zoned Area are divided into zones and are classified as Institutional, Industrial or Restricted zones. Following each zone name is a corresponding alpha-numeric symbol referred to herein as a "zone symbol".

#### **(a) INSTITUTIONAL ZONES:**

Institutional zone	I1
--------------------	----

#### **(b) INDUSTRIAL ZONES:**

General Industrial zone	M1
Extractive Industrial zone	M2
Disposal Industrial zone	M3
Utilities Industrial zone	M4

#### **(c) RESTRICTED ZONES:**

Environmental Protection zone	E1
Agriculture zone	A1
Rural zone	A2

### **(2) ZONE SYMBOLS**

The zone symbols listed in Section 4(1) hereof may be used to refer to buildings and structures, and the uses of lots, buildings and structures permitted in this By-law in the said zones, and whenever in this By-law the word "zone" is used, preceded by any of the said zone symbols, such reference shall mean any portion of the Zoned Area delineated on Schedule A and designated thereon by the said zone symbol.

### **(3) ZONE BOUNDARIES**

The extent and boundaries of all zones and special zones are shown on Schedule A hereto. When determining the location of a zone boundary on Schedule A or on any schedule which amends Schedule A, the following provisions shall apply:

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**(a) CORPORATION BOUNDARIES:**

All boundaries of the Corporation shall be zone boundaries.

**(b) TOWNSHIP LOT OR CONCESSION LINES:**

A zone boundary indicated as approximately following a Township lot line or concession line shall be deemed to follow such Township lot line or concession line.

**(c) STREET LINES:**

A zone boundary indicated as approximately following a street line shall be deemed to follow such street line.

**(d) RIGHTS-OF-WAY:**

A zone boundary indicated as approximately following a right-of-way for a private road, railroad, power line, pipeline, etc., shall be deemed to follow such right-of-way.

**(e) SHORELINES:**

A zone boundary indicated as approximately following a shoreline of a waterbody shall be deemed to be the high water mark of such waterbody as of the 16<sup>th</sup> day of December 1985.

**(f) SUBDIVISION LOT LINES:**

A zone boundary indicated as approximately following a lot line on a plan of subdivision shall be deemed to follow such lot line.

**(g) OTHER PROPERTY LINES:**

A zone boundary indicated as approximately following any other property line shall be deemed to follow such property line.

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**(h) DIMENSIONS AND MEASUREMENTS:**

If the location of a zone boundary cannot be determined using any of the preceding methods, its location shall be according to the dimensions shown on the schedule. If such dimensions are not shown, its location shall be as measured on the schedule at the original size and scale of such schedule.

**(4) PERMITTED USES AND ZONE PROVISIONS**

For each zone listed in Section 4(1) hereof, there shall be a section of this By-law which sets out the permitted uses and the zone provisions for such zone.

**(5) SPECIAL ZONES**

Where a zone symbol is followed by a dash and a number (for example "M1-1"), this denotes a special zone. The permitted uses and the zone provisions for such special zone shall be set out in subsections of the section of this By-law applicable to the said zone symbol.

## SECTION 5

## INSTITUTIONAL (I1) ZONE

### (1) USES PERMITTED

No person shall within any I1 zone use any lot or erect, alter or use any building or structure for any purpose, except one or more of the following I1 uses, namely:

#### (a) RESIDENTIAL USES:

an accessory dwelling house, in association with a place of worship;  
an accessory dwelling unit, in association with a place of worship.

#### (b) NON-RESIDENTIAL USES:

an auditorium;  
a cemetery;  
a fire hall;  
a municipal yard;  
a municipal office;  
a place of worship;  
a public park;  
a recreation facility.

### (2) ZONE PROVISIONS

No person shall within any I1 zone use any lot or erect, alter or use any building or structure, except in accordance with the following provisions:

- |  |                         |
|--|-------------------------|
| (a) LOT AREA (minimum):                | - 2,000.0 square metres |
| (b) LOT FRONTAGE (minimum):            | - 25.0 metres           |
| (c) DWELLING UNITS PER LOT (maximum):  | - 1 only                |
| (d) BUILDING AREA (maximum):           | - 50%                   |
| (e) BUILDING SETBACK, FRONT (minimum): | - 25.0 metres           |

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**SECTION 5(2)(f)****I1 ZONE**

- |  |  |
|--|--|
| <b>(f) BUILDING SETBACK, FLANK (minimum):</b>            | - 25.0 metres  |
| <b>(g) BUILDING SETBACK, REAR (minimum):</b>             | - 7.0 metres   |
| <b>(h) BUILDING SETBACK, SIDE (minimum):</b>             | - 7.0 metres   |
| <b>(i) BUILDING SEPARATION (minimum):</b>                | - 3.0 metres   |
| <b>(j) BUILDING HEIGHT (maximum):</b>                    | - 10.0 metres  |
| <b>(k) DWELLING UNIT AREA (minimum):</b>                 | - 75.0 square metres   |
| <b>(l) LANDSCAPING AREA (minimum):</b>                   | - 20%  |
| <b>(m) ENTRANCES PER LOT (maximum):</b>                  | - 2  |
| <b>(n) ENTRANCE SETBACK (minimum):</b>                   | - 10.0 metres  |
| <b>(o) PARKING SPACES (minima):</b>                      |  |
| (i) auditorium; municipal office;<br>or place of worship | - 1 for each 50.0 square<br>metres of net floor<br>area or portion thereof |
| (ii) other Non-Residential uses                          | - nil  |
| (iii) Residential uses                                   | - 1 per lot  |
| <b>(p) GENERAL PROVISIONS:</b>                           |  |
| In accordance with the provisions of Section 3 hereof.   |  |

**(3) USES PERMITTED IN I1-1 ZONES**

On any lands designated I1-1 on Schedule A hereto, no person shall use any lot or erect, alter or use any building or structure for any purpose, except in accordance with Section 5(1) hereof.

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**(4) ZONE PROVISIONS FOR I1-1 ZONES**

On any lands designated I1-1 on Schedule A hereto, no person shall use any lot or erect, alter or use any building or structure unless in accordance with the provisions of Sections 3 and 5(2) hereof, except as provided for herein:

- (a) BUILDING SETBACK, FRONT (minimum):** - 6.0 metres
- (b) BUILDING SETBACK, REAR (minimum):** - 1.0 metres
- (c) BUILDING SEPARATION (minimum):** - nil

**SECTION 6**

**GENERAL INDUSTRIAL (M1) ZONE**

**(1) USES PERMITTED**

No person shall within any M1 zone use any lot or erect, alter or use any building or structure for any purpose, except one or more of the following M1 uses, namely:

**(a) RESIDENTIAL USES:**

prohibited.

**(b) NON-RESIDENTIAL USES:**

an automobile service station;  
a blending operation;  
a body shop;  
a building contractor's shop;  
a bulk storage tank;  
a business office;  
a commercial garage;  
a convenience store, attached to an automobile service station or fuel bar;  
an equipment storage building;  
a factory outlet;  
a feed mill;  
a fuel bar;  
a fuel pump island;  
a grain elevator;  
a private fuel pump island;  
a maintenance garage;  
a manufacturing plant;  
a market place for farm produce;  
an open storage area;  
a restaurant;  
a retail store, accessory to a M1 permitted use;  
a truck terminal;  
a vehicle agency;  
a warehouse.

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## (2) ZONE PROVISIONS

No person shall within any M1 zone use any lot or erect, alter or use any building or structure, except in accordance with the following provisions:

- |     |   |                                    |
|-----|---|------------------------------------|
| (a) | <b>LOT AREA (minimum):</b>  | - 1,500.0 square metres            |
| (b) | <b>LOT FRONTAGE (minimum):</b>  | - 20.0 metres                      |
| (c) | <b>BUILDING AREA (maximum):</b>   | - 60%                              |
| (d) | <b>BUILDING SETBACK, FRONT (minimum):</b>   | - 10.0 metres                      |
| (e) | <b>BUILDING SETBACK, FLANK (minimum):</b>   | - 10.0 metres                      |
| (f) | <b>BUILDING SETBACK, REAR (minima):</b><br>provided that, where a rear lot line abuts a zone other than an Industrial zone, the minimum rear building setback shall be  | - 10.0 metres<br><br>- 15.0 metres |
| (g) | <b>BUILDING SETBACK, SIDE (minima):</b><br>provided that, where a side lot line abuts a zone other than an Industrial zone, the minimum side building setback shall be: | - 5.0 metres<br><br>- 10.0 metres  |
| (h) | <b>BUILDING SEPARATION (minimum):</b>   | - 3.0 metres                       |
| (i) | <b>BUILDING HEIGHT (maximum):</b>   | - 10.0 metres                      |
| (j) | <b>LANDSCAPING AREA (minimum):</b>  | - 10%                              |
| (k) | <b>PLANTING STRIP LOCATION:</b><br>A planting strip shall be required along any portion of a side lot line which abuts a lot having a Residential use situated thereon. |                                    |
| (l) | <b>ENTRANCES PER LOT (maximum):</b>   | - 2                                |
| (m) | <b>ENTRANCE SETBACK (minimum):</b>  | - 10.0 metres                      |

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**(n) PARKING SPACES (minima):**

- (i) automobile service station; or fuel bar - 5 per lot
- (ii) body shop; commercial garage;  
maintenance garage; or vehicle agency - 1 for each 5.0 square  
metres of gross floor  
area or portion thereof
- (iii) manufacturing plant - 1 for each 40.0 square  
metres of net floor  
area or portion thereof
- (iv) retail store - 1 for each 50.0 square
- (v) warehouse - 1 for each 100.0 square  
metres of net floor  
area or portion thereof
- (vi) other Non-Residential uses - the greater of: 5 per lot;  
or 1 for each 100.0 square  
metres of gross floor  
area or portion thereof

- (o) FUEL PUMP ISLAND OR PRIVATE FUEL PUMP ISLAND LOCATION:**  
No part of any fuel pump island or private fuel pump island shall be located closer than 6.0 metres to any street line, or 5.0 metres to any other lot line.

**(p) OPEN STORAGE AREA REGULATIONS:**

No open storage area shall be permitted except in accordance with the following provisions:

- (i) no open storage area shall be permitted in a front yard or a flank yard;
- (ii) no open storage area shall be permitted in a rear yard adjacent to a rear lot line of such lot which abuts a lot having a residential use situated thereon;
- (iii) no open storage area shall be permitted in a side yard adjacent to a side lot line of such lot which abuts a lot having a residential use situated thereon;
- (iv) every open storage area or lot having an open storage area situated thereon shall be enclosed by a wall or fence not less than 2.0 metres in height and constructed of uniform material; and
- (v) no portion of any open storage area for combustible materials shall be located closer than 6.0 metres to any lot line.

**(q) GENERAL PROVISIONS:**

In accordance with the provisions of Section 3 hereof.

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**(3) USES PERMITTED IN M1-1 ZONES**

On any lands designated M1-1 on Schedule A hereto, no person shall use any lot or erect, alter or use any building or structure for any purpose, except one or more of the following uses:

**(a) RESIDENTIAL USES:**

an accessory dwelling unit;  
a single detached dwelling house.

**(b) NON-RESIDENTIAL USES;**

a business office;  
a fuel bar;  
a fuel pump island;  
a convenience store, accessory to a fuel bar.

**(4) ZONE PROVISIONS FOR M1-1 ZONES**

On any lands designated M1-1 on Schedule A hereto, no person shall use any lot or erect, alter or use any building or structure unless in accordance with the provisions of Sections 3 and 6(2) hereof, except as provided for herein:

- |   |                       |
|---|-----------------------|
| <b>(a) LOT AREA (minimum):</b>                | - 7,930 square metres |
| <b>(b) LOT FRONTAGE (minimum):</b>            | - 2.5 metres          |
| <b>(c) DWELLING UNITS PER LOT (maximum):</b>  | - 1                   |
| <b>(d) BUILDING AREA (maximum):</b>           | - 5%                  |
| <b>(e) BUILDING SETBACK, FRONT (minimum):</b> | - 11.0 metres         |
| <b>(f) BUILDING SETBACK, FLANK (minima):</b>  |                       |
| (i) Highway No. 562                           | - 2.5 metres          |
| (ii) Concession Road                          | - 2.7 metres          |

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**SECTION 6(4)(g)**

**M1 ZONE**

- (g) BUILDING SEPARATION (minimum):** - 3.0 metres
- (h) BUILDING HEIGHT (maximum):** - 10.0 metres
- (i) DWELLING UNIT AREA (minimum):** - 75.0 square metres
- (j) LANDSCAPING AREA (minimum):** - 50%
- (k) PARKING SPACES (minima):**
  - (i) Residential uses** - 1 per lot
  - (ii) convenience store** - 1 for each 50.0 square metres of gross floor area or portion thereof
  - (iii) other Non-Residential uses** - 3 per lot

**(5) USES PERMITTED IN M1-2 ZONES**

On any lands designated M1-2 on Schedule A hereto, no person shall use any lot or erect, alter or use any building or structure for any purpose, except one or more of the following uses:

- (a) RESIDENTIAL USES:**
  - an accessory dwelling house;
  - a single detached dwelling house.
- (b) NON-RESIDENTIAL USES;**
  - a commercial garage.

**(6) ZONE PROVISIONS FOR M1-2 ZONES**

On any lands designated M1-2 on Schedule A hereto, no person shall use any lot or erect, alter or use any building or structure unless in accordance with the provisions of Sections 3 and 6(2) hereof, except as provided for herein:

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**SECTION 6(6)(a)****M1 ZONE**

- (a) **LOT AREA (minimum):** - 5,300.0 square metres
- (b) **LOT FRONTAGE (minimum):** - 63.0 metres
- (c) **DWELLING HOUSES PER LOT (maximum):** - 1
- (d) **BUILDING AREA (maximum):** - 25%
- (e) **BUILDING SETBACK, REAR (minimum):** - 3.0 metres
- (f) **DWELLING UNIT AREA (minimum):** - 75.0 square metres
- (g) **PARKING SPACES (minima):**
  - (i) Residential uses - 1 per lot
  - (ii) commercial garage - 1 for each 50.0 square metres of gross floor area or portion thereof

**(7) USES PERMITTED IN M1-3 ZONES**

On any lands designated M1-3 on Schedule A hereto, no person shall use any lot or erect, alter or use any building or structure for any purpose, except one or more of the following uses:

**(a) RESIDENTIAL USES:**

an accessory dwelling house;  
a single detached dwelling house.

**(b) NON-RESIDENTIAL USES:**

a retail store for sporting goods and firearms;  
a repair shop for sporting goods and firearms.

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**(8) ZONE PROVISIONS FOR M1-3 ZONES**

On any lands designated M1-3 on Schedule A hereto, no person shall use any lot or erect, alter or use any building or structure, unless in accordance with the provisions of Sections 3 and 6(2) hereof, except as provided for herein:

- |     |   |                |
|-----|---|----------------|
| (a) | <b>LOT AREA (minimum):</b>                | - 4.0 hectares |
| (b) | <b>LOT FRONTAGE (minimum):</b>            | - 150.0 metres |
| (c) | <b>DWELLING HOUSES PER LOT (maximum):</b> | - 1            |
| (d) | <b>BUILDING AREA (maximum):</b>           | - 25%          |
| (e) | <b>BUILDING SETBACK, FRONT (minimum):</b> | - 20.0 metres  |
| (f) | <b>PLANTING STRIP WIDTH (minimum):</b>    | - 5.0 metres   |
| (g) | <b>PARKING SPACES (minimum):</b>          | - 5 per lot    |

**(9) USES PERMITTED IN M1-4 ZONES**

On any lands designated M1-4 on Schedule A hereto, no person shall use any lot or erect, alter or use any building or structure for any purpose, except one or more of the following uses:

- (a) **RESIDENTIAL USES:**
- an accessory dwelling unit;
  - a single detached dwelling house.
- (b) **NON-RESIDENTIAL USES:**
- a vehicle agency.

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**(10) ZONE PROVISIONS FOR M1-4 ZONES**

On any lands designated M1-4 on Schedule A hereto, no person shall use any lot or erect, alter or use any building or structure, unless in accordance with the provisions of Sections 3 and 6(2) hereof, except as provided for herein:

- (a) **LOT AREA (minimum):** - 0.7 hectares
- (b) **LOT FRONTAGE (minimum):** - 100.0 metres
- (c) **DWELLING UNITS PER LOT (maximum):** - 1

**(11) USES PERMITTED IN M1-5 ZONES**

On any lands designated M1-5 on Schedule A hereto, no person shall use any lot or erect, alter or use any building or structure for any purposes, except one or more of the following uses:

- (a) **RESIDENTIAL USES:**
  - an accessory dwelling unit;
  - a single detached dwelling house.
- (b) **NON-RESIDENTIAL USES:**
  - a business office;
  - a commercial garage;
  - a private fuel pump island;
  - a vehicle agency.

**(12) ZONE PROVISIONS FOR M1-5 ZONES**

On any lands designated M1-5 on Schedule A hereto, no person shall use any lot or erect, alter or use any building or structure unless in accordance with the provisions of Sections 3 and 6(2) hereof, except as provided for herein:

REVISED: 15 June 2004

**SECTION 6(12)(a)**

**M1 ZONE**

- (a) **BUILDING SETBACK, SIDE (minimum):** - 5.0 metres
- (b) **DWELLING UNITS PER LOT (maximum):** - 1

**(13) USES PERMITTED IN M1-6 ZONES**

On any lands designated M1-6 on Schedule A hereto, no person shall use any lot or erect, alter or use any building or structure for any purposes, except one or more of the following uses:

**(a) RESIDENTIAL USES:**

an accessory dwelling unit;  
a single detached dwelling house.

**(b) NON-RESIDENTIAL USES:**

a body shop;  
a business office;  
a commercial garage;  
a vehicle agency.

**(14) ZONE PROVISIONS FOR M1-6 ZONES**

On any lands designated M1-6 on Schedule A hereto, no person shall use any lot or erect, alter or use any building or structure unless in accordance with the provisions of Sections 3 and 6(2) hereof, except as provided for herein:

- (a) **BUILDING SETBACK, FRONT (minimum):** - 6.0 metres
- (b) **BUILDING SEPARATION (minimum):** - 1.5 metres
- (c) **DWELLING UNITS PER LOT (maximum):** - 1

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**(15) USES PERMITTED IN M1-7 ZONES**

On any lands designated M1-7 on Schedule A hereto, no person shall use any lot or erect, alter or use any building or structure for any purposes, except one or more of the following uses:

**(a) RESIDENTIAL USES:**

prohibited.

**(b) NON-RESIDENTIAL USES:**

a commercial garage.

**(16) ZONE PROVISIONS FOR M1-7 ZONES**

On any lands designated M1-7 on Schedule A hereto, no person shall use any lot or erect, alter or use any building or structure, unless in accordance with the provisions of Sections 3 and 6(2) hereof, except as provided for herein:

**(a) BUILDING SETBACK, REAR (minimum):** - 6.0 metres

**(b) BUILDING SETBACK, SIDE (minimum):** - 5.0 metres

**(c) PLANTING STRIP LOCATION:** - none

**(17) USES PERMITTED IN M1-8 ZONES**

On any lands designated M1-8 on Schedule A hereto, no person shall use any lot or erect, alter or use any building or structure for any purpose, except one or more of the following uses:

**(a) RESIDENTIAL USES:**

an accessory dwelling unit;  
a single detached dwelling house.

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**(b) NON-RESIDENTIAL USES:**

- a business office;
- a commercial garage;
- a farm;
- a home industry;
- a vehicle agency.

**(18) ZONE PROVISIONS FOR M1-8 ZONES**

On any lands designated M1-8 on Schedule A hereto, no person shall use any lot or erect, alter or use any building or structure unless in accordance with the provisions of Sections 3 and 6(2) hereof, except as provided for herein:

- (a) DWELLING UNITS PER LOT (maximum):** - 1

**(19) USES PERMITTED IN M1-9 ZONES**

On any lands designated M1-9 on Schedule A hereto, no person shall use any lot or erect, alter or use any building or structure for any purpose, except one or more of the following uses:

**(a) RESIDENTIAL USES:**

- an accessory dwelling house;
- a single detached dwelling house.

**(b) NON-RESIDENTIAL USES:**

- a body shop;
- a commercial garage;
- a maintenance garage;
- an open storage area.

**(20) ZONE PROVISIONS FOR M1-9 ZONES**

On any lands designated M1-9 on Schedule A hereto, no person shall use any lot or erect, alter or use any building or structure, unless in accordance with the provisions of Sections 3 and 6(2) hereof, except as provided for herein:

- (a) **BUILDING SETBACK (minimum):** - 3.5 metres
- (b) **DWELLING HOUSES PER LOT (maximum):** - 1

**(21) USES PERMITTED IN M1-10 ZONES**

On any lands designated M1-10 on Schedule A hereto, no person shall use any lot or erect, alter or use any building or structure for any purpose, except one or more of the following uses:

- (a) **RESIDENTIAL USES:**  
an accessory dwelling house.
- (b) **NON-RESIDENTIAL USES:**  
a contractor's yard;  
a home industry.

**(22) ZONE PROVISIONS FOR M1-10 ZONES**

On any lands designated M1-10 on Schedule A hereto, no person shall use any lot or erect, alter or use any building or structure unless in accordance with the provisions of Sections 3 and 6(2) hereof, except as provided for herein:

- (a) **LOT AREA (minimum):** - 7000.0 square metres
- (b) **LOT FRONTAGE (minimum):** - 130.0 metres
- (c) **DWELLING HOUSES PER LOT (maximum):** - 1

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**SECTION 7**

**EXTRACTIVE INDUSTRIAL (M2) ZONE**

**(1) USES PERMITTED**

No person shall within any M2 zone use any lot or erect, alter or use any building or structure for any purpose, except one or more of the following M2 uses, namely:

**(a) RESIDENTIAL USES:**

prohibited.

**(b) NON-RESIDENTIAL USES:**

an asphalt plant;  
an equipment storage building;  
a gravel pit;  
an open storage area;  
a private fuel pump island;  
a stone quarry;  
a wayside pit;  
a wayside quarry.

**(2) ZONE PROVISIONS**

No person shall within any M2 zone use any lot or erect, alter or use any building or structure, except in accordance with the following provisions:

- |   |                |
|---|----------------|
| <b>(a) LOT FRONTAGE (minimum):</b>            | - 200.0 metres |
| <b>(b) BUILDING AREA (maximum):</b>           | - 60%          |
| <b>(c) BUILDING SETBACK, FRONT (minimum):</b> | - 10.0 metres  |
| <b>(d) BUILDING SETBACK, FLANK (minimum):</b> | - 10.0 metres  |
| <b>(e) BUILDING SETBACK, REAR (minima):</b>   |                |
| (i) main building                             | - 15.0 metres  |
| (ii) accessory buildings                      | - 5.0 metres   |

REVISED: 15 June 2004

**SECTION 7(2)(f)****EXTRACTIVE INDUSTRIAL (M2) ZONE**

- (f) **BUILDING SETBACK, SIDE (minimum):** - 10.0 metres
- (g) **BUILDING SEPARATION (minimum):** - 5.0 metres
- (h) **BUILDING HEIGHT (maximum):** - 10.0 metres
- (i) **LANDSCAPING AREA (minimum):** - 30%
- (j) **PLANTING STRIP LOCATION:**  
A planting strip shall be required along any portion of a front lot line which abuts a zone other than a M2 zone.
- (k) **ENTRANCE SETBACK (minimum):** - 10.0 metres
- (l) **ENTRANCES PER LOT (maximum):** - 2
- (m) **PARKING SPACES (minima):** - the greater of: 5 per lot;  
or 1 for each 100.0 square  
metres of gross floor  
area or portion thereof
- (n) **PRIVATE FUEL PUMP ISLAND LOCATION:**  
No part of any private fuel pump island shall be located closer than 20.0 metres to any street line, or 15.0 metres to any other lot line.
- (o) **OPEN STORAGE AREA REGULATIONS:**  
No open storage area shall be permitted except in accordance with the following provisions:
- (i) no open storage shall be permitted in a front yard or a flank yard;
  - (ii) no open storage area shall be permitted in a rear yard adjacent to a rear lot line of such lot which abuts a lot having a residential use situation thereon;
  - (iii) no open storage area shall be permitted in a side yard adjacent to a side lot line of such lot which abuts a lot having a residential use situation thereon;
  - (iv) every open storage area or lot having an open storage area situated thereon shall be enclosed by a wall or fence not less than 2.0 metres in height and constructed of uniform material, and
  - (v) no portion of any open storage area for combustible materials shall be located closer than 6.0 metres to any lot line.

REVISED: 15 June 2004



**SECTION 7(2)(p)**

**EXTRACTIVE INDUSTRIAL (M2) ZONE**

**(p) EXCAVATION LOCATION:**

No part of any excavation for a pit or wayside pit shall be located closer than 30.0 metres to any lot line which abuts a zone other than a M2 Zone.

No part of any excavation for a quarry or wayside quarry shall be located closer than 70.0 metres to any lot line which abuts a zone other than a M2 Zone.

**(q) GENERAL PROVISIONS:**

In accordance with the provisions of Section 3 hereof.

REVISED: 15 June 2004

## SECTION 8

## DISPOSAL INDUSTRIAL (M3) ZONE

### (1) USES PERMITTED

No person shall within any M3 zone use any lot or erect, alter or use any building or structure for any purpose, except one or more of the following M3 uses, namely:

**(a) RESIDENTIAL USES:**

prohibited.

**(b) NON-RESIDENTIAL USES:**

a municipal landfill site;  
a salvage yard.

### (2) ZONE PROVISIONS

No person shall within any M3 zone use any lot or erect, alter or use any building or structure, except in accordance with the following provisions:

- |   |               |
|---|---------------|
| <b>(a) BUILDING AREA (maximum):</b>           | - 10%         |
| <b>(b) BUILDING SETBACK, FRONT (minimum):</b> | - 30.0 metres |
| <b>(c) BUILDING SETBACK, FLANK (minimum):</b> | - 30.0 metres |
| <b>(d) BUILDING SETBACK, REAR (minimum):</b>  | - 30.0 metres |
| <b>(e) BUILDING SETBACK, SIDE (minimum):</b>  | - 30.0 metres |
| <b>(f) BUILDING SEPARATION (minimum):</b>     | - 10.0 metres |
| <b>(g) BUILDING HEIGHT (minimum):</b>         | - 10.0 metres |
| <b>(h) LANDSCAPING AREA (minimum):</b>        | - 30%         |

REVISED: 15 June 2004

**SECTION 8(2)(i)**

**DISPOSAL INDUSTRIAL (M3) ZONE**

- (i) **PLANTING STRIP LOCATION:**  
A planting strip shall be required along any portion of a front lot line and side lot line which abuts a zone other than a M3 zone.
- (j) **PLANTING STRIP WIDTH (minimum):** - 7.5 metres
- (k) **ENTRANCE SETBACK (minimum):** - 10.0 metres
- (l) **ENTRANCES PER LOT (maximum):** - 2
- (m) **PARKING SPACES (minimum):** - 2 per lot
- (n) **FILL AREA LOCATION:**  
No dumping or disposal of any waste material on a municipal landfill site or a salvage yard shall be permitted within 50.0 metres of any lot line.
- (o) **GENERAL PROVISIONS:**  
In accordance with the provisions of Section 3 hereof.

## SECTION 9

## UTILITIES INDUSTRIAL (M4) ZONE

### (1) USES PERMITTED

No person shall within any M4 zone use any lot or erect, alter or use any building or structure for any purpose, except one or more of the following M4 uses, namely:

#### (a) RESIDENTIAL USES:

an accessory dwelling house, accessory to a farm.

#### (b) NON-RESIDENTIAL USES:

a communications tower;  
an electric power substation;  
an equipment storage building;  
a farm;  
a gas metering station;  
a gas pumping station;  
a gas regulating station;  
a telephone switching station.

### (2) ZONE PROVISIONS

No person shall within any M4 zone use any lot or erect, alter or use any building or structure, except in accordance with the following provisions:

- |     |   |               |
|-----|---|---------------|
| (a) | <b>BUILDING AREA (maximum):</b>           | - 10%         |
| (b) | <b>BUILDING SETBACK, FRONT (minimum):</b> | - 20.0 metres |
| (c) | <b>BUILDING SETBACK, FLANK (minimum):</b> | - 20.0 metres |
| (d) | <b>BUILDING SETBACK, REAR (minimum):</b>  | - 20.0 metres |
| (e) | <b>BUILDING SETBACK, SIDE (minimum):</b>  | - 15.0 metres |
| (f) | <b>BUILDING SEPARATION (minimum):</b>     | - 10.0 metres |

REVISED: 15 June 2004

**SECTION 9(2)(g)**

**UTILITIES INDUSTRIAL (M4) ZONE**

- (g) BUILDING HEIGHT (minimum):** - 10.0 metres
- (h) DWELLING UNIT AREA (minimum):** - 85.0 square metres
- (i) LANDSCAPING AREA (minimum):** - 30%
- (j) ENTRANCE SETBACK (minimum):** - 10.0 metres
- (k) ENTRANCES PER LOT (maximum):** - 1
- (l) PARKING SPACES (minimum):** - 2 for each use
- (m) GENERAL PROVISIONS:**  
In accordance with the provisions of Section 3 hereof.

REVISED: 15 June 2004

**SECTION 10 ENVIRONMENTAL PROTECTION (E1) ZONE**

**(1) USES PERMITTED**

No person shall within any E1 zone use any lot or erect, alter or use any building or structure for any purpose, except one or more of the following E1 uses, namely:

**(a) RESIDENTIAL USES:**

prohibited.

**(b) NON-RESIDENTIAL USES:**

an agricultural use, excluding buildings and structures;  
a conservation use;  
a flood control and erosion use;  
a forestry use, excluding buildings and structures;  
a marine facility;  
a nursery, excluding buildings and structures;  
a park, excluding buildings and structures;  
a wildlife and fish management area.

**(2) ZONE PROVISIONS**

No person shall within any E1 zone use any lot or erect, alter or use any building or structure, except in accordance with the following provisions:

**(a) BUILDING AREA (maximum):** - 30.0 square metres

**(b) BUILDING SEPARATION (minimum):** - 3.0 metres

**(c) BUILDING HEIGHT (maximum):** - 10.0 metres

**(d) SPECIAL PROVISIONS:**

No accessory buildings or structures are permitted except a parking lot and a rest room.

**(e) GENERAL PROVISIONS:**

In accordance with the provisions of Section 3 hereof.

REVISED: 15 June 2004

**SECTION 11**

**AGRICULTURE (A1) ZONE**

**(1) USES PERMITTED**

No person shall within any A1 zone use any lot or erect, alter or use any building or structure for any purpose, except one or more of the following A1 uses, namely:

**(a) RESIDENTIAL USES:**

- an accessory dwelling house;
- an accessory mobile home;
- a bunkhouse;
- a converted dwelling house;
- a group home;
- a modular dwelling house;
- a single detached dwelling house.

**(b) NON-RESIDENTIAL USES:**

- an agricultural use;
- a commercial greenhouse;
- a conservation use;
- an equipment storage building;
- a forestry use;
- a home industry;
- a home occupation;
- a home profession;
- a kennel;
- a livestock facility;
- a nursery;
- a private fuel pump island;
- a private home daycare;
- a produce building;
- a recreational trail, excluding buildings and structures;
- a rural home occupation;
- a wayside pit;
- a wayside quarry.

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**(2) ZONE PROVISIONS**

No person shall within any A1 zone use any lot or erect, alter or use any building or structure, except in accordance with the following provisions:

- |   |                             |
|---|-----------------------------|
| <b>(a) LOT AREA (minimum):</b>                                      | - 30.0 hectares             |
| <b>(b) LOT FRONTAGE (minimum):</b>                                  | - 350.0 metres              |
| <b>(c) DWELLING HOUSES PER LOT OTHER THAN A FARM LOT (maximum):</b> | - 1 only                    |
| <b>(d) BUILDING AREA (maximum):</b>                                 | - 10%                       |
| <b>(e) BUILDING SETBACK, FRONT (minimum):</b>                       | - 20.0 metres               |
| <b>(f) BUILDING SETBACK, FLANK (minimum):</b>                       | - 20.0 metres               |
| <b>(g) BUILDING SETBACK, REAR (minimum):</b>                        | - 9.0 metres                |
| <b>(h) BUILDING SETBACK, SIDE (minima):</b>                         |                             |
| (i) Residential uses  | - 5.0 metres                |
| (ii) Non-Residential uses   | - 15.0 metres               |
| <b>(i) BUILDING SEPARATION (minimum):</b>                           | - 3.0 metres                |
| <b>(j) BUILDING HEIGHT (maximum):</b>                               | - 10.0 metres               |
| <b>(k) DWELLING UNIT AREA (minima):</b>                             |                             |
| (i) mobile home; or bunkhouse                                       | - 65.0 square metres        |
| (ii) other Residential uses   | - 85.0 square metres        |
| <b>(l) PARKING SPACES (minima):</b>                                 |                             |
| (i) bunkhouse; or group home  | - 2 for each use            |
| (ii) other Residential uses   | - 1 for each dwelling house |

REVISED: 15 June 2004

- (iii) home occupation; rural home occupation;  
home profession; or home industry - the greater of: 2 per lot;  
or 1 for each 20.0 square  
metres of net floor  
area or portion thereof
- (iv) other Non-Residential uses - nil

**(m) SEPARATION DISTANCES BETWEEN AGRICULTURAL AND NON-AGRICULTURAL USES:**

Where a non-agricultural use is to be built or expanded in close proximity to existing livestock facilities, or new or expanding livestock facilities are being constructed and/or expanded near a non-agricultural use, whether existing or approved for development, the separation distance shall be in accordance with the Minimum Distance Separation Formulae of the Ministry of Agriculture and Food, as provided in Schedule B or Schedule C hereto. Notwithstanding any other provisions herein to the contrary, the Minimum Distance Separation Formulae II calculated separation distance shall be measured from the nearest point of an existing vacant lot of record, 1.0 hectares or less in size, to the nearest point of the proposed livestock facility.

**(n) PRIVATE FUEL PUMP ISLAND LOCATION:**

No part of any private fuel pump island shall be located closer than 6.0 metres to any street line, or 5.0 metres to any other lot line.

**(o) CONSENT GIVEN FOR FARM-RELATED RESIDENTIAL LOT:**

Notwithstanding any provisions of Section 8(2)(a), Section 8(2)(b), Section 8(2)(d), Section 8(2)(g) or Section 8(2)(h) hereof to the contrary, where a consent is given to create a farm-related residential lot, such lot may be used for a single detached dwelling house or a modular dwelling house provided the minimum lot area is 6,000.0 square metres, the minimum lot frontage is 30.0 metres, the maximum building area is 20%, the minimum rear building setback is 5.0 metres and the minimum side building setback is 5.0 metres.

**(p) OPEN STORAGE:**

No open storage area shall be permitted except in accordance with the following provisions:

- (i) no open storage area shall be permitted within 10.0 metres to a rear lot line of such lot which abuts a lot having a residential use situated thereon;

REVISED: 15 June 2004

**SECTION 11(2)(p)(ii)**

**AGRICULTURE (A1) ZONE**

- (ii) no open storage area shall be permitted within 15.0 metres to a side lot line of such lot which abuts a lot having a residential use situated thereon;
- (iii) no portion of any open storage area for combustible materials shall be located closer than 20.0 metres to any lot line; and
- (iv) no open storage area shall be permitted on a lot where the main use is residential.

**(q) EXCAVATION LOCATION:**

No part of any excavation for a wayside pit shall be located closer than 30.0 metres to any lot line which abuts a zone other than a M2 Zone.

No part of any excavation for a wayside quarry shall be located closer than 70.0 metres to any lot line which abuts a zone other than a M2 Zone.

**(r) GENERAL PROVISIONS:**

In accordance with the provisions of Section 3 hereof.

**(3) USES PERMITTED IN A1-1 ZONES**

On any lands designated A1-1 on Schedule A hereto, no person shall use any lot or erect, alter or use any building or structure for any purpose, except one or more of the following uses:

**(a) RESIDENTIAL USES:**

- a group home;
- a single detached dwelling house.

**(b) NON-RESIDENTIAL USES:**

- a home occupation;
- a home profession.

15 September 2004  
REVISED: 15 June 2004

**SECTION 11(4)**

**AGRICULTURE (A1) ZONE**

**(4) ZONE PROVISIONS FOR A1-1 ZONES**

On any lands designated A1-1 on Schedule A hereto, no person shall use any lot or erect, alter or use any building or structure, unless in accordance with the provisions of Sections 3 and 11(2) hereof, except as provided for herein:

**(a) LOT AREA (minimum):** - 2,800.0 square metres

15 September 2004  
REVISED: 15 June 2004

**SECTION 12**

**RURAL (A2) ZONE**

**(1) USES PERMITTED**

No person shall within any A2 zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following A2 uses, namely:

**(a) RESIDENTIAL USES:**

- an accessory dwelling house;
- an accessory mobile home;
- a bunkhouse, related to a farm operation;
- a converted dwelling house;
- a group home;
- a mobile home;
- a modular dwelling house;
- a single detached dwelling house.

**(b) NON-RESIDENTIAL USES:**

- an agricultural use;
- a conservation use;
- an equipment storage building;
- a forestry use;
- a home industry;
- a home occupation;
- a home profession;
- a kennel;
- a livestock facility;
- a nursery;
- a recreational trail;
- a private fuel pump island;
- a private home day care;
- a produce building;
- a recreational trail;
- a rural home occupation;
- a truck terminal;
- a wayside pit;
- a wayside quarry.

REVISED: 15 June 2004

**(2) ZONE PROVISIONS**

No persons shall within any A2 zone use any lot or erect, alter or use any building or structure, except in accordance with the following provisions:

- |   |                             |
|---|-----------------------------|
| <b>(a) LOT AREA (minimum):</b>                                      | - 10.0 hectares             |
| <b>(b) LOT FRONTAGE (minimum):</b>                                  | - 200.0 metres              |
| <b>(c) DWELLING HOUSES PER LOT OTHER THAN A FARM LOT (maximum):</b> | - 1 only                    |
| <b>(d) BUILDING AREA (maximum):</b>                                 | -10%                        |
| <b>(e) BUILDING SETBACK, FRONT (minimum):</b>                       | - 20.0 metres               |
| <b>(f) BUILDING SETBACK, FLANK (minimum):</b>                       | - 20.0 metres               |
| <b>(g) BUILDING SETBACK, REAR (minimum):</b>                        | - 9.0 metres                |
| <b>(h) BUILDING SETBACK, SIDE (minima):</b>                         |                             |
| (i) Residential uses  | - 5.0 metres                |
| (ii) Non-Residential uses   | - 15.0 metres               |
| <b>(i) BUILDING SEPARATION (minimum):</b>                           | - 3.0 metres                |
| <b>(j) BUILDING HEIGHT (maximum):</b>                               | - 10.0 metres               |
| <b>(k) DWELLING UNIT AREA (minima):</b>                             |                             |
| (i) mobile home; or bunkhouse                                       | - 65.0 square metres        |
| (ii) other Residential uses   | - 85.0 square metres        |
| <b>(l) PARKING SPACES (minima):</b>                                 |                             |
| (i) bunkhouse; or group home  | - 2 for each use            |
| (ii) other Residential uses   | - 1 for each dwelling house |

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- (iii) home occupation; home occupation, rural;  
home profession; or home industry - the greater of: 2 per lot;  
or 1 for each 20.0 square  
metres of net floor  
area or portion thereof
- (iv) other Non-Residential uses - nil

**(m) SEPARATION DISTANCES BETWEEN AGRICULTURAL AND NON-AGRICULTURAL USES:**

Where a non-agricultural use is to be built or expanded in close proximity to existing livestock facilities, or new or expanding livestock facilities are being constructed and/or expanded near a non-agricultural use, whether existing or approved for development, the separation distance shall be in accordance with the Minimum Distance Separation Formulae of the Ministry of Agriculture and Food, as provided in Schedule B or Schedule C hereto. Notwithstanding any other provisions herein to the contrary, the Minimum Distance Separation Formulae II calculated separation distance shall be measured from the nearest point of an existing vacant lot of record, 1.0 hectare or less in size, to the nearest point of the proposed livestock facility.

**(n) PRIVATE FUEL PUMP ISLAND LOCATION:**

No part of any private fuel pump island shall be located closer than 6.0 metres to any street line, or 5.0 metres to any other lot line.

**(o) CONSENT GIVEN FOR RESIDENTIAL LOT:**

Notwithstanding any provisions of Section 9(2)(a), Section 9(2)(b), Section 9(2)(d), Section 9(2)(g) or Section 9(2)(h) hereof to the contrary, where a consent is given to create a residential lot, such lot may be used for a single detached dwelling, modular dwelling house or mobile home provided the minimum lot area is 6,000.0 square metres, the minimum lot frontage is 30.0 metres, the maximum building area is 20%, the minimum rear building setback is 5.0 metres and the minimum side building setback is 5.0 metres.

**(p) OPEN STORAGE:**

No open storage area shall be permitted except in accordance with the following provisions:

- (i) no open storage area shall be permitted within 10.0 metres to a rear lot line of such lot which abuts a lot having a residential use situated thereon;

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- (ii) no open storage area shall be permitted within 15.0 metres to a side lot line of such lot which abuts a lot having a residential use situated thereon;
- (iii) no portion of any open storage area for combustible materials shall be located closer than 20.0 metres to any lot line; and
- (iv) no open storage area shall be permitted on a lot where the main use is residential.

**(q) EXCAVATION LOCATION:**

No part of any excavation for a wayside pit shall be located closer than 30.0 metres to any lot line which abuts a zone other than a M2 Zone.

No part of any excavation for a wayside quarry shall be located closer than 70.0 metres to any lot line which abuts a zone other than a M2 Zone.

**(r) GENERAL PROVISIONS:**

In accordance with the provisions of Section 3 hereof.

**(3) USES PERMITTED IN A2-1 ZONES**

On any lands designated A2-1 on Schedule A hereto, no person shall use any lot or erect, alter or use any building or structure for any purpose, except one or more of the following uses:

**(a) RESIDENTIAL USES:**

a single detached dwelling house.

**(b) NON-RESIDENTIAL USES:**

a home occupation;  
a home profession.

**(4) ZONE PROVISIONS FOR A2-1 ZONES**

On any lands designated A2-1 on Schedule A hereto, no person shall use any lot or erect, alter or use any building or structure, unless in accordance with the provisions of Sections 3 and 12(2) hereof, except as provided for herein:

- (a) **LOT AREA (minimum):** - 2.0 hectares
- (b) **LOT FRONTAGE (minimum):** - 100.0 metres
- (c) **BUILDING AREA (maximum):** -5%
- (d) **DWELLING UNIT AREA (minimum):** - 110.0 square metres

## **SECTION 13**

## **ADMINISTRATION**

### **(1) ZONING ADMINISTRATOR**

This By-law shall be administered by the Zoning Administrator.

### **(2) ISSUANCE OF BUILDING PERMITS AND LICENSES**

Notwithstanding any provision of the Building By-law, or any other by-law of the Corporation to the contrary, no building permit or license shall be issued where the proposed building, structure or use would be in violation of any provision of this By-law.

### **(3) REQUESTS FOR AMENDMENTS**

Every request for an amendment to this By-law shall be accompanied by three (3) copies of the Corporation's "APPLICATION FOR AMENDMENT TO OFFICIAL PLAN AND/OR ZONING BY-LAW".

### **(4) INSPECTION**

#### **(a) CONDITIONS FOR ENTRY:**

Subject to clause (b) of this subsection, the Zoning Administrator, Chief Building Official or any other officer or employee of the Corporation, acting under the direction of Council, is hereby authorized to enter, at all reasonable hours, upon any property or premises for the purpose of carrying out his duties under this By-law.

#### **(b) RESTRICTIONS FOR ENTRY OF DWELLING UNITS:**

Notwithstanding any provision of clause (a) of this subsection to the contrary, no official, officer or employee of the Corporation shall enter any room or place being used as a dwelling unit or part thereof without the consent of the occupant, except under the authority of a search warrant issued pursuant to the Provincial Offences Act.

REVISED: 15 June 2004

**(5) VIOLATIONS AND PENALTIES**

Every person who contravenes a by-law passed under Sections 34 or 38 or an Order made under Section 47 and, if the person is a corporation, every director or officer of the corporation who knowingly concurs in the contravention, is guilty of an offence and, on conviction is liable, on a first conviction to a fine of not more than Twenty-five Thousand Dollars (\$25,000.00), and on a subsequent conviction to a fine of not more than Ten Thousand Dollars (\$10,000.00) for each day or part thereof upon which the contravention has continued after the day on which the person was first convicted.

Where a corporation is convicted under the above, the maximum penalty that may be imposed is on a first conviction a fine of not more than Fifty Thousand Dollars (\$50,000.00), and on a subsequent conviction to a fine of not more than Twenty-five Thousand Dollars (\$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, and not as provided above.

If an offence has been committed under a by-law passed under Section 34 or 38, and a proceeding in respect of the offence is undertaken by the Municipality and a conviction has been entered, the proceeds of any fine in relation to the offence shall be paid to the Treasurer of the Municipality. Section 2 of the Administration of Justice Act and Section 4 of the Fines and Forfeitures Act, do not apply in respect of the fine.

**(6) REMEDIES**

Where any building or structure is to be erected or altered, or any 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 or the Municipal Act in their behalf.

**(7) VALIDITY**

If any section, clause or provision of this By-law, including anything contained in Schedule A 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. It 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 hereof shall have been declared to be invalid.

**SECTION 14**

**REPEALS AND APPROVAL**

All by-laws of the Corporation passed under Section 34 of the Planning Act, or a predecessor thereof are hereby repealed. These shall include By-law Nos. 1105, 87-03, 87-04, 87-05, 88-04, 89-05, 90-06, 91-06, 91-07, 92-07, 93-04, 93-06, 93-09, 93-10, 94-05, 94-06, 94-07, 94-08, 95-12, 95-13, 95-15, 97-08, 98-16, 99-10, 99-18, 2000-09, 2000-10, 2000-13 and 2001-14.

This By-law shall become effective on the date hereof subject to:

- (i) the expiration of the time period specified for the filing of objections by the notice of the passing of this By-law, provided that no notice of objection has been filed within the time period specified; or
- (ii) the determination or direction of the Ontario Municipal Board where an objection to the approval of this By-law has been filed within the time period specified in the notice of the passing of this By-law.

**THIS BY-LAW** read a first and second time this ..... day of ..... 2004.

**THIS BY-LAW** read a third time and passed this ..... day of ..... 2004.

Signed: \_\_\_\_\_  
(Reeve)

(SEAL)

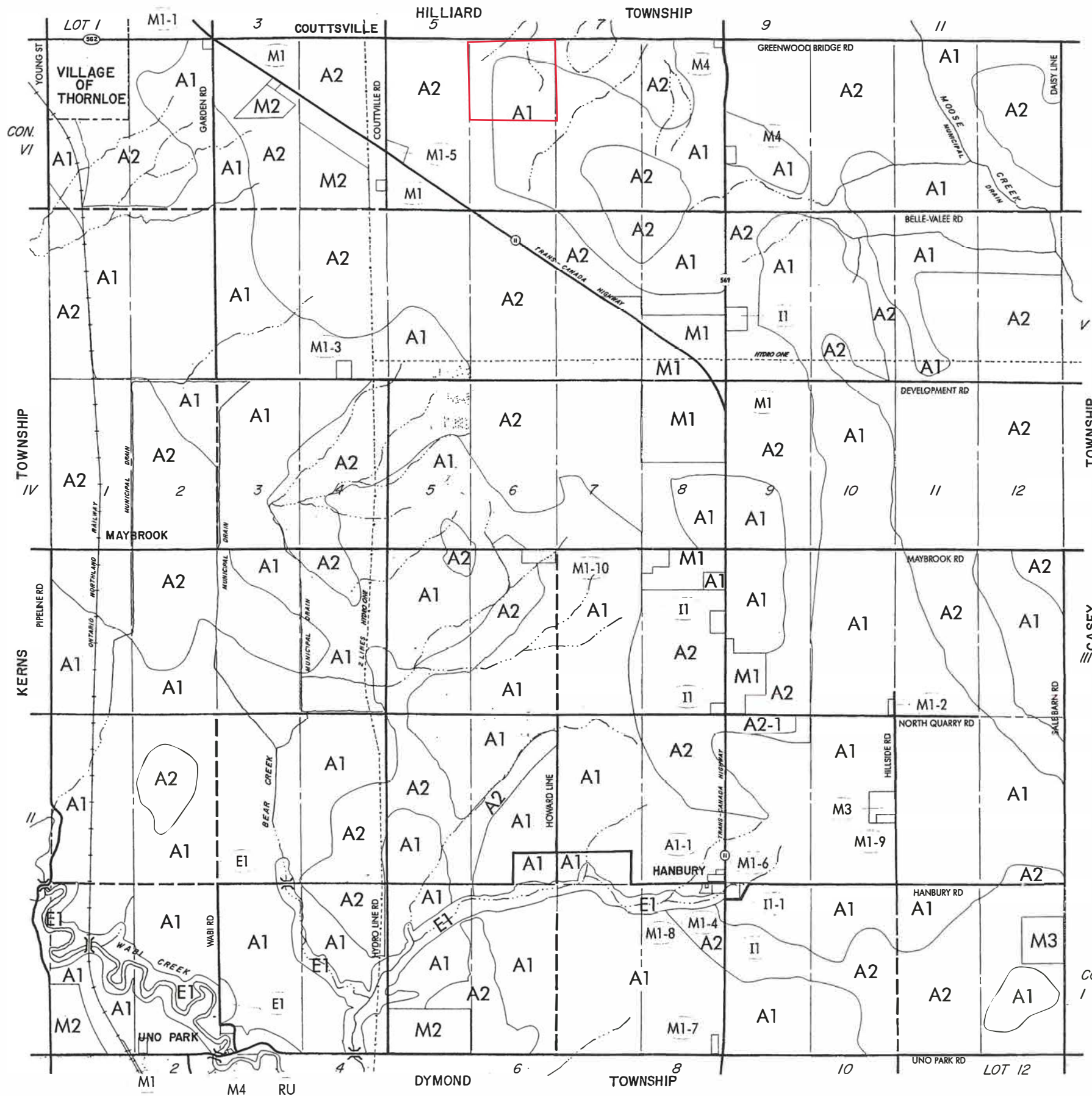
Signed: \_\_\_\_\_  
(Clerk)

REVISED: 15 June 2004



# ZONE MAP Schedule A By Law No. \_\_\_\_\_

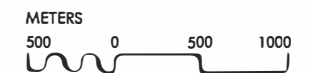
## TOWNSHIP OF HARLEY



LEGEND

	IMPROVED ROAD
	UNIMPROVED ROAD
	ZONE BOUNDARY
M1	ZONE SYMBOL
I1	INSTITUTIONAL
M1	GENERAL INDUSTRIAL
M2	EXTRACTIVE INDUSTRIAL
M3	DISPOSAL INDUSTRIAL
M4	UTILITIES INDUSTRIAL
E1	ENVIRONMENTAL PROTECTION
A1	AGRICULTURE
A2	RURAL

THIS IS SCHEDULE A TO BY-LAW NO. \_\_\_\_\_  
 PASSED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.  
 (REEVE) \_\_\_\_\_  
 (CLERK) \_\_\_\_\_



**The Plantario Group Ltd**  
 9 Crescent Place - Suite 2109  
 Toronto, Ontario  
 M4C 5L6  
 Phone / Fax (416) 698-3555

15 Sept 04  
 REVISED: 15 June 04  
 DRAFTED: 30 Aug 02  
 DWG. NO. 00011-A



## SCHEDULE B

# MINIMUM DISTANCE SEPARATION I

The MDS I is for the purpose of calculating the minimum distance separation for non-agricultural uses establishing or expanding in proximity to livestock/poultry facilities.

In determining separation distances, measurements are calculated, for proposed industrial, commercial, institutional, recreational or residential uses created by consent or subdivision, as the shortest distance between the livestock facility and the area of land use change. If the consent is for a residential lot and the lot is no greater than the size required to provide private sewerage (septic) services, (not greater than 1.0 hectare), the measurement is taken as the shortest distance between the livestock facility and the lot line of the lot being created. However, where larger lots are proposed, a suitable location must be identified for a building envelope of approximately 1.0 hectare outside the minimum separation distance.

For the purpose of this Schedule, the following definitions shall apply:

- (1) **Active Recreational Use** means, a recreational use usually with buildings and/or with a concentration of uses such as golf courses, other playing fields, trailer parks, campgrounds and conservation areas with facilities.
- (2) **Agriculturally Related Commercial / Industrial Uses** means, uses directly related to agriculture and necessary in close proximity to farm operations, such as animal husbandry services, produce or grain storage facilities, or farm machinery outlets.
- (3) **Animal Group** means, livestock and poultry grouped according to their manure production. (See Table 1)
- (4) **Housing Capacity** means, the total maximum livestock capacity for the facility at any one time. (See "Livestock Housing Capacity Tables" provided by the Ministry of Agriculture and Food.)
- (5) **Livestock Unit** means, the equivalent values for various types of animals and poultry based on manure production and production cycles.
- (6) **Multiple Residential** means, three or more residential units in the same building.

Schedule B Cont'd  
Page2

- (7) **Passive Recreation Use** means, a recreational use not requiring buildings or not altering the soil or topography, such as open space and environmental areas.
- (8) **Rural Residential Cluster** means, four or more adjacent rural residential lots, generally one hectare or less in size, sharing a common boundary. Lots located directly across a road from one another shall be considered as having a common boundary.
- (9) **Tillable Hectares** means, land including pasture that can be worked or cultivated.
- (10) **Urban Expansion** means outward expansion of cities, towns, villages, or hamlets for such uses as residential, recreational, institutional, commercial and industrial.

**STEP 1 - CALCULATE TOTAL LIVESTOCK UNITS (A)**

Column 1 TYPE OF LIVESTOCK/ POULTRY	Column 2 HOUSING CAPACITY	Column 3 NUMBER OF ANIMALS PER LIVESTOCK UNIT (from Table 1)	Column 4 NUMBER OF LIVESTOCK UNITS (column 2 ÷ column 3)
(A) = TOTAL LIVESTOCK UNITS (sum of Column 4)			(A)

If there are more than 300 livestock units, reference must be made to a full set of tables available from the Ministry of Agriculture and Food.

**TABLE 1  
ANIMAL GROUPS**

Animal Group 1	Animal Group 2	Animal Group 3	Animal Group 4	Animal Group 5
1 Livestock Unit equals	1 Livestock Unit equals	1 Livestock Unit equals	1 Livestock Unit equals	1 Livestock Unit equals
200 Chicken Broilers 1 Horse <sup>3</sup>	4 Adult Sheep <sup>3</sup> 1 Beef Cow <sup>1</sup> (Confinement) 10 Feeder Lambs 100 Ducks 5 Emu 4 Adult Goats <sup>3</sup> 3 Ostrich 500 Pullets 50 Turkeys > 10kg 75 Turkeys 5 - 10 kg 100 Turkeys < 5 kg	1 Beef Cow <sup>1</sup> (Yard / Barn) 2 Beef Feeder (Yard / Barn) 1 Dairy Cow <sup>1-2</sup> 2 Dairy Heifer (Yard / Barn) 40 Adult Rabbits <sup>4</sup> 3 Red Veal < 300 kg 125 Chicken Breeder Layers 75 Turkey Breeder Layers	80 Adult Mink <sup>4</sup> 40 Adult Fox <sup>4</sup> 125 Caged Layers	4 Feeder Hogs 5 Sows / boars 20 Weaners 4 - 30 kg 6 White Veal

<sup>1</sup> Includes calf to 150 kg; <sup>2</sup> Multiply the number of milking cows by 1.5 to account for dry cows, heifers and calves on the same farm; <sup>3</sup> Includes offspring until weaned; <sup>4</sup> Includes offspring to market size

**STEP 2 - LAND BASE ASSESSMENT (B)**

Number of tillable hectares on site \_\_\_\_\_ X 5 = \_\_\_\_\_ (B) Potential Livestock Units  
(The maximum answer (B) could be is 150 Livestock Units).

**STEP 3 - NUMBER OF LIVESTOCK UNITS**

Enter the greater of (A) Total Livestock Units from Step 1, or (B) Potential Livestock Units from Step 2. Use this figure to enter in Column 1 of Table 2. \_\_\_\_\_

**STEP 4 - CALCULATION**

Using the answer from Step 3 above, read across the appropriate line from Column 1 to the respective Animal Group (from Table 1 above) and within the appropriate Land Use Type. This number is the Minimum Distance Separation requirement in metres from a livestock/poultry facility.

**TABLE 2  
MINIMUM DISTANCE SEPARATION FROM LIVESTOCK FACILITY**

COLUMN 1	TYPE "A" LAND USE					TYPE "B" LAND USE				
	To permit: • up to 3 rural residential lots, either by consent or by plan of subdivision • the severance of an existing dwelling • passive recreational • the building of a dwelling on an existing lot of record • agriculturally related commercial • industrial					To permit: • residential subdivision • active recreational • institutional • commercial • urban expansion • multiple residential • or result in a Rural Residential Cluster				
Greater of Livestock Units (A) or Potential Livestock Units (B), from Step 3 above	Animal Group					Animal Group				
	(1)	(2)	(3)	(4)	(5)	(1)	(2)	(3)	(4)	(5)
1 - 5	39	42	48	60	85	73	90	112	112	160
10	55	60	68	85	98	104	128	160	160	183
15	65	70	80	100	115	122	151	188	188	215
20	72	78	89	111	127	135	167	208	208	238
25	78	84	95	119	136	146	179	224	224	256
30	82	88	101	126	144	154	166	189	237	271
35	86	92	106	132	151	161	173	198	247	283
40	89	96	110	137	157	167	180	206	257	294
45	92	99	113	142	162	173	186	213	266	304
50	95	102	117	146	167	178	192	219	274	313
55	98	105	120	150	172	183	197	225	282	322
60	100	108	123	154	176	188	202	231	289	330
65	102	110	126	158	180	192	207	236	295	338
70	105	113	129	161	184	196	211	241	302	345
75	107	115	131	164	188	200	215	246	308	352
80	109	117	134	167	191	204	219	251	313	358
85	111	119	136	170	194	207	223	255	319	364
90	112	121	138	173	198	211	227	259	324	370
95	114	123	140	176	201	214	230	263	329	376
100	116	125	143	178	204	217	234	267	334	382
110	119	128	146	183	209	223	240	275	343	392
120	122	131	150	188	214	229	246	281	352	402
130	125	134	154	192	219	234	252	288	360	411
140	127	137	157	196	224	239	257	294	368	420
150	130	140	160	200	228	244	262	300	375	428
160	133	143	164	205	234	250	269	307	384	439
170	136	147	168	210	240	256	275	314	393	449
180	139	150	172	214	245	262	282	322	402	460
190	143	154	175	219	251	268	288	329	411	470
200	146	157	179	224	256	273	294	336	420	480

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210	149	160	183	229	262	279	301	344	429	491
220	152	164	187	234	267	285	307	351	439	501
230	155	167	194	239	273	291	313	358	448	512
240	158	171	195	244	278	297	320	365	457	522
250	162	174	199	248	284	303	326	373	466	532
260	165	177	203	253	290	309	332	380	475	543
270	168	181	207	258	295	315	339	387	484	553
280	171	184	210	263	301	321	345	395	493	564
290	174	188	214	268	306	327	352	402	502	574
300	177	191	218	273	312	333	358	409	511	584

**STEP 5 - CALCULATION**

The following table is used to calculate MDS requirements in metres from manure storage associated with a livestock facility. Using the resulting MDS distance from Table 2, read across the appropriate line to Column 1, 2, 3 or 4. Select the distance under the appropriate Land Use Type. This is the Minimum Distance Separation requirement from the manure storage of a livestock facility for the establishment of a non-farm use.

For the purpose of Table 3, when calculating the Minimum Distance Separation from a manure storage area, the following definitions shall apply.

Column 1 means a roofed or covered storages for manure, runoff, and milkhouse washwater. Includes any covered or roofed concrete, steel or earthen storages, in-barn solid manure packs and storages under fully slatted floors.

Column 2 means an open solid manure pile on concrete slab. Includes the runoff storages (concrete or earthen) used for capturing seepage liquids from solid manure storage or runoff liquids from yards. If yards are scraped into runoff storage, use column 3 when runoff storage is a concrete or steel tank and column 4 when runoff storage is earthen. Milkhouse washwater may be added to runoff storage.

Column 3 means an open concrete or steel tanks used for storing liquid manure, milkhouse washwater, or yard runoff where yard is scraped into storage.

Column 4 means an open earth-sided or earth-sided storage with concrete floor to be used for storing liquid manure or yard runoff when yard is scraped into storage or milkhouse washwater.

**TABLE 3**  
**MINIMUM DISTANCE SEPARATION FROM MANURE STORAGE**

Distance for Livestock Facilities (from Table 2)	Column 1		Column 2		Column 3		Column 4	
	Covered Storage Systems		Open Solid and Runoff Storage Systems		Open Liquid Tank and Runoff Storage Systems		Earthen Liquid and runoff Storage Systems	
	Type "A" Land Use	Type "B" Land Use	Type "A" Land Use	Type "B" Land Use	Type "A" Land Use	Type "B" Land Use	Type "A" Land Use	Type "B" Land Use
40	40	-	55	-	119	-	324	-
45	45	-	60	-	123	-	326	-
50	50	-	65	-	127	-	328	-
55	55	-	70	-	132	-	331	-
60	60	-	74	-	136	-	333	-
65	65	-	79	-	140	-	335	-
70	70	70	84	103	144	241	337	686
75	75	75	89	107	149	246	339	689
80	80	80	94	112	153	250	342	691
85	85	85	99	117	157	254	344	693
90	90	90	103	122	161	258	346	695
95	95	95	108	127	165	263	348	698
100	100	100	113	132	170	267	351	700
110	110	110	123	141	178	275	355	704
120	120	120	133	151	187	284	359	709
130	130	130	142	161	195	292	364	713
140	140	140	152	171	203	301	368	717
150	150	150	162	180	212	309	373	722
160	160	160	172	190	220	318	377	726
170	170	170	181	200	229	326	382	731
180	180	180	191	209	237	335	386	735
190	190	190	201	219	246	343	390	740
200	200	200	210	229	254	351	395	744
210	210	210	220	239	263	360	399	749
220	220	220	230	248	271	368	404	753
230	230	230	239	258	280	377	408	757
240	240	240	249	268	288	385	413	762
260	260	260	268	287	305	402	421	771
280	280	280	288	307	322	419	430	780
300	300	300	307	326	339	436	439	788
320	320	320	327	346	356	453	448	797
340	340	340	346	365	372	470	457	806
360	360	360	366	385	289	487	466	815
380	380	380	385	404	406	504	475	825
400	400	400	404	423	423	521	483	833
450	450	450	453	472	465	563	506	855
500	500	500	501	520	508	605	528	877
550	550	550	550	569	550	648	550	899



## SCHEDULE C

# MINIMUM DISTANCE SEPARATION II

The MDS II is for the purpose of calculating the Minimum Distance Separation for livestock and poultry facilities establishing or expanding in proximity to non-agricultural uses.

In determining separation distances, the distance to the nearest neighbour's dwelling is measured as the shortest distance between the barn or manure storage and the dwelling. Distances to residential subdivisions, urban areas, areas zoned or designated agriculturally related commercial, passive recreational, institutional, active recreational or commercial/industrial are measured as the shortest distance between the barn or manure storage and the land uses noted herein. Distances to the nearest side lot line, rear lot line and nearest road allowance are measured between the closest point of the barn or manure storage and the lot line or road allowance.

For the purpose of this Schedule, the following definitions shall apply:

- (1) **Active Recreational Use** means, a recreational use usually with buildings and/or with a concentration of uses such as golf courses, other playing fields, trailer parks, campgrounds and conservation areas with facilities.
- (2) **Agriculturally Related Commercial Uses** means, uses directly related to agriculture and necessary in close proximity to farm operations, such as animal husbandry services, produce or grain storage facilities, or farm machinery outlets.
- (3) **Housing Capacity** means, the total maximum livestock capacity for the facility at any one time. (See "Livestock Housing Capacity Tables" provided by the Ministry of Agriculture and Food.)
- (4) **Institutional Use** means, uses such as schools, churches, hospitals, senior complexes.
- (5) **Livestock Facilities** means, livestock/poultry barns where agricultural animals are housed and the associated manure storage.
- (6) **Livestock Unit** means, the equivalent values for various types of animals and poultry based on manure production and production cycles.
- (7) **Passive Recreation Use** means, a recreational use not requiring buildings or not altering the soil or topography, such as open space and environmental areas.
- (8) **Residential Areas** means, areas zoned or designated residential.



- (9) **Tillable Hectares** means, land including pasture that can be worked or cultivated.
- (10) **Urban Area** means cities, towns, villages, and hamlets for such uses as residential, recreational, institutional, commercial and industrial.

**STEP 1 - CALCULATE TOTAL LIVESTOCK UNITS**

**TABLE 1  
LIVESTOCK UNITS**

Type of Livestock / Poultry	Existing Barn Capacity	Livestock Units	Additional Barn Capacity	Livestock Units	Total Barn Capacity	Total Livestock Units
Total 1			Total 2		Total 3	

**STEP 2 - CALCULATE PERCENTAGE INCREASE**

$$\text{Total 2} \rightarrow [ \quad ] \div \text{Total 1} \rightarrow [ \quad ] \times 100 = [ \quad ]\%$$

**STEP 3 - CALCULATE FACTORS**

- Factor A: Livestock / poultry to be added. (See Table 3)      Factor A: [  ]
- Factor B: Total number of livestock units. (See Table 4)      Factor B: [  ]
- Factor C: Percentage increase. (See Table 5)      Factor C: [  ]
- Factor D: type of manure system (solid = 0.7, liquid = 0.8)      Factor D: [  ]

**STEP 4 - CALCULATE BUILDING BASE DISTANCE (from Factors above) AND  
MANURE STORAGE BASE DISTANCE (from Table 5)**

Building Base Distance:

(Factor A X Factor B X Factor C X Factor D)  
Manure Storage Base Distance from Table 6:

Base Distance 'F': [  ]  
Base Distance 'S': [  ]

**TABLE 2**  
**BUILDING BASE DISTANCE**  
**and**  
**MANURE STORAGE BASE DISTANCE**

Minimum Distance Separation Summary:		Building: 'F' Base Distance [ ] (Use from above calculation)		Manure Storage 'S' Base Distance [ ] (Use from above calculation)	
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Neighbouring Land Use or Boundary	Factor	Distance "F" X Column 2	Actual Distance	Distance "S" X Column 2	Actual Distance
Nearest Neighbour's Dwelling	1.0				
Areas zoned or designated Agriculturally Related Commercial Use, Passive Recreational or Industrial	1.0				
Areas zoned or designated Residential, Institutional, Active Recreational or Commercial. Urban Areas	2.0				
Nearest Side or Rear Lot Line	0.2				
Nearest Road Allowance (side or front lot line)	0.25				

**TABLE 3**  
**FACTOR 'A'**  
**Barn Odour Potential**

Livestock/ Poultry*	Animals per Livestock Unit	Type and Issues	Factor 'A'
Beef	1	Beef Cow	barn confinement 0.7
	1	Beef Cow	barn with yard 0.8
	2	Beef Feeders	barn confinement 0.7
	2	Beef Feeders	barn with yard 0.8
Chicken	125	Caged Layers	manure stored in barn 1.0
	125	Caged Layers	daily manure removal 0.8
	125	Chicken Breeder Layers	0.8
	200	Chicken Broilers/Roasters	0.65
	500	Pullets (replacement layers)	0.7
Dairy	1	Milking Cow <sup>1, 2</sup>	tie-stall 0.65
	1	Milking Cow	free-stall 0.7
	2	Dairy Heifers	barn confinement 0.7
	2	Dairy Heifers	barn with yard 0.8
Duck	100	Ducks	0.7
Emu	5	Emu	0.7
Fox	40	Adult Fox <sup>4</sup>	1.1
Goat	4	Adult Goats <sup>3</sup>	0.7
	10	Feeder Goats > 20 kg	0.7
Horse	1	Horse <sup>3</sup>	0.65
Mink	80	Adult Mink <sup>4</sup>	1.1
Ostrich	3	Ostrich	0.7
Rabbit	40	Adult Rabbits <sup>4</sup>	0.8
Sheep	4	Adult Sheep <sup>3</sup>	0.7
	10	Feeder Lambs > 20 kg	0.7
Swine	5	Sows / Boars	1.0
	20	Weaners 4 - 30 kg <sup>5</sup>	1.0
	4	Feeder Hogs 30 - 120 kg	1.0
Turkeys	50	Meat Turkeys > 10 kg	0.7
	75	Meat Turkeys 5 - 10 kg	0.7
	75	Turkey Breeder Layers	0.8
	100	Meat Turkeys < 5 kg	0.7
	500	Pullets (replacement breeders)	0.7
Veal	6	White Veal	1.0
	3	Red Veal < 300 kg	0.8

\* For all other livestock/poultry use 1 livestock unit per 450 kg housed at one time (A=0.8)

<sup>1</sup>. Includes calf to 150 kg; <sup>2</sup>. A dairy farm usually has milking cows, dry cows, heifers and calves. Multiply the number of milking cows by 1.5 to account for the followers when they are all kept on the same farm; <sup>3</sup>. Includes offspring until weaned; <sup>4</sup>. Includes offspring to market size; <sup>5</sup>. Multiply number of sows by 2.4 to determine the number of weaners

**TABLE 4**  
**FACTOR 'B'**  
**Total Number of Livestock Units**

Livestock Units Factor B		Livestock Units Factor B		Livestock Units Factor B		Livestock Units Factor B	
5	107	95	313	500	578	1600	821
6	119	100	318	520	585	1650	829
7	129	110	327	540	592	1700	836
8	138	120	335	560	598	1750	844
9	145	130	343	580	605	1800	851
10	152	140	350	600	611	1850	858
12	164	150	357	620	617	1900	865
14	175	160	366	640	623	1950	872
16	183	170	374	660	629	2000	879
18	191	180	383	680	635	2100	892
20	198	190	392	700	640	2200	905
22	205	200	400	720	646	2300	917
24	210	210	409	740	651	2400	929
26	216	220	418	760	656	2500	941
28	221	230	426	780	661	2600	952
30	225	240	435	800	666	2700	963
32	230	250	444	850	679	2800	974
34	234	260	452	900	690	2900	985
38	241	280	470	1000	713	3200	1015
40	245	290	478	1050	723	3400	1034
45	253	300	487	1100	733	3600	1053
50	261	320	501	1150	743	3800	1071
60	275	360	522	1250	762	4200	1105
65	281	380	531	1300	771	4400	1121
70	287	400	540	1350	780	4600	1136
75	293	420	548	1400	780	4800	1152
80	298	440	556	1450	797	5000	1166
85	304	460	564	1500	805	7500	1326
90	309	480	571	1550	813	1000	1455

**TABLE 5**  
**FACTOR 'C'**  
**Percentage Increase**

Percentage Increase	Factor C	Percentage Increase	Factor C	Percentage Increase	Factor C
0 -50	0.70	120	0.86	280	1.03
55	0.72	130	0.88	300	1.04
60	0.73	140	0.90	325	1.05
65	0.75	150	0.91	350	1.06
70	0.76	160	0.92	375	1.07
75	0.77	170	0.94	400	1.08
80	0.78	180	0.95	425	1.09
85	0.79	190	0.96	450	1.10
90	0.81	200	0.97	500	1.11
95	0.82	220	0.99	550	1.12
100	0.83	240	1.00	650	1.13
110	0.85	260	1.02	700	1.14

Note: For new livestock farms, or if the % increase is > 700 percent, use Factor C = 1.14

**TABLE 6**  
**SITING DISTANCES FOR MANURE STORAGE**

For the purpose of Table 6, for calculating the Minimum Distance Separation from a manure storage area, the following definitions shall apply.

Column 1 means a roofed or covered storages for manure, runoff, and milkhouse washwater. Includes any covered or roofed concrete, steel or earthen storages, in-barn solid manure packs and storages under fully slatted floors.

Column 2 means an open solid manure pile on concrete slab. Includes the runoff storages (concrete or earthen) used for capturing seepage liquids from solid manure storage or runoff liquids from yards. If yards are scraped into runoff storage, use column 3 when runoff storage is a concrete or steel tank and column 4 when runoff storage is earthen. Milkhouse washwater may be added to runoff storage.

Column 3 means an open concrete or steel tanks used for storing liquid manure, milkhouse washwater, or yard runoff where yard is scraped into storage.

Column 4 means an open earth-sided or earth-sided storage with concrete floor to be used for storing liquid manure or yard runoff when yard is scraped into storage or milkhouse washwater.

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Minimum Base Distance 'F' for the Building	Column 1	Column 2	Column 3	Column 4
	Covered Storage Systems	Open Solid and Runoff Storage Systems	Open Liquid Tank and Runoff Storage Systems	Earthen Liquid and Runoff Storage Systems
40	40	55	119	324
45	45	60	123	326
50	50	65	128	328
55	55	70	132	331
60	60	74	136	333
65	65	79	140	335
70	70	84	144	337
75	75	89	149	340
80	80	94	153	342
85	85	99	157	344
90	90	104	161	346
95	95	108	166	348
100	100	113	170	351
105	105	118	174	353
110	110	123	178	355
115	115	128	182	357
120	120	133	187	360
125	125	138	191	362
130	130	142	195	364
135	135	147	199	366
140	140	152	204	368
145	145	157	208	371
150	150	162	212	373
160	160	172	220	377
170	170	181	229	382
180	180	191	237	386
190	190	201	246	391
200	200	210	254	395
210	210	220	263	399
220	220	230	271	404
230	230	239	280	408
240	240	249	288	413
260	260	269	305	422
280	280	288	322	430
300	300	307	339	439
320	320	327	356	448
360	360	366	389	466
380	380	385	406	475
400	400	404	423	484
420	420	424	440	492
440	440	443	457	501
480	480	482	491	519
500	500	502	508	528
550	550	550	550	550