

# City of Sarnia Comprehensive Zoning By-law No. XX-2026

April 2026





# THE CORPORATION OF THE CITY OF SARNIA

## COMPREHENSIVE ZONING BY-LAW

A By-law to regulate the use of land, and the character, location, and use of buildings and structures in the City of Sarnia:

- a) WHEREAS the Council of the Corporation of the City of Sarnia deems it expedient to implement the Official Plan in effect for the City of Sarnia;
- b) WHEREAS authority is granted under Section 34 of the *Planning Act*, as amended, to pass this By-law; and,
- c) NOW THEREFORE the Council of the Corporation of the City of Sarnia enacts as follows:

READ a First and Second and Finally passed By-law \_\_\_\_\_ this the \_\_\_\_th day of \_\_\_\_\_, 2026

1st Reading

\_\_\_\_\_  
Mayor

2nd Reading

\_\_\_\_\_  
Clerk

3rd Reading

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# Section 1

# User Guide

# SECTION 1 | USER GUIDE

## 1.1 User Guide

This section is intended to explain the purpose of the Zoning By-law and provide clear instruction on the use of the Zoning By-law to the reader. The user guide is not an operable part of the Zoning By-law and should only be relied upon for interpretation of this By-law.

## 1.2 Purpose of this Zoning By-law

The purpose of this Zoning By-law is to implement the policies of the City of Sarnia Official Plan. The Official Plan contains policies regarding the use of land throughout the municipality, including where specific land uses are permitted and what regulations apply to the development of certain lands.

The Official Plan is not intended to regulate specific uses and aspects of the built form on a private lot. That is the role of the Zoning By-law. For example, if lands are designated in the Official Plan as "Residential", the Zoning By-law will specify the types of residential dwellings permitted (e.g., single detached, semi-detached, townhouse, etc.) and regulate performance standards (e.g., building height, setbacks from lot lines, etc.) for permitted building types and uses.

The statutory authority to zone land is granted by the *Planning Act*, R.S.O. 1990. The *Planning Act* specifies what a By-law can regulate. A Zoning By-law can:

- Prohibit the use of land or buildings for any use that is not specifically permitted by the By-law;
- Prohibit the erection or siting of buildings and structures on a lot except in locations permitted by the By-law;
- Regulate the type of construction and the height, bulk, location, size, floor area and use of buildings or structures;
- Regulate the minimum frontage, depth and area of a parcel of land;
- Regulate the proportion of a lot that any building or structure may occupy;
- Require parking and loading facilities be provided and maintained for a purpose permitted by the By-law; and,

- Prohibit the use of lands and the erection of buildings or structures on lands that are:
  - Subject to flooding;
  - The site of steep slopes;
  - Rocky, low-lying, marshy or unstable;
  - Contaminated;
  - A sensitive groundwater recharge area or head water area;
  - The location of a sensitive aquifer;
  - A significant wildlife habitat area, wetland, woodland, ravine, valley or area of natural and scientific interest;
  - A significant corridor or shoreline of a lake, river or stream; or,
  - The site of a significant archaeological resource.

The Zoning By-law contains a variety of zones with specific regulations for each, and these zones must be in conformity with the land use designations provided in the Official Plan. These zone categories include:

- Residential;
- Neighbourhood Supporting Uses;
- Downtown Core;
- Mixed-Use Corridors;
- Employment;
- Highway Business District;
- Airport;
- Parks and Open Space;
- Waterfront;
- Rural/Agricultural; and,
- Natural Heritage System.

The Zoning By-law also contains general provisions and parking provisions, which typically apply to more than one zone and address matters that are consistent across the City.

Finally, the Zoning By-law contains a number of site-specific exceptions where a special set of rules or permissions apply to a specific area.

## 1.3 How to Use This Zoning By-law

### 1) Locate the Property on a Map

The maps in this Zoning By-law are referred to as 'Maps'. The first step to using this By-law is to look at the appropriate Map and locate your property. Zoning maps are found in **Section 8** of this By-law. The zone category will be indicated on the Map by an abbreviation. For example, the letters R1 would indicate that the property is within the 'Residential One Zone'. The zone abbreviations used in this By-law are explained under Subsection 2.11.

### 2) Determine the Permitted Uses for the Zone

Go to the Section of the zoning by-law related to the zone category. For instance, the R1 zone is in **Section 5** – Residential Zones. A list of all permitted uses is provided in a table at the beginning of each zone category. Any uses not listed are prohibited in the zone. Uses permitted in all zones are detailed in the General Provisions section of this By-law which is **Section 4**.

### 3) Check Definitions

Please be sure to reference the Definitions in **Section 3** as necessary when interpreting this By-law.

### 4) Check the Standards for the Zone

Specific standards for permitted uses are provided in a table in each section. The Standards that typically apply include minimum lot area, minimum lot frontage, minimum yard setbacks, maximum lot coverage, maximum building height, and landscaping requirements. There may be additional standards beyond these examples that apply in a particular zone.

### 5) Check for Site-Specific Exceptions

Certain properties have regulations which apply only to them. These may be the result of past Zoning By-law Amendments. It is important to check **Section 7** and determine if your property is subject to a site-specific exception, and if it is, understand how it may affect permissions on your site.

# SECTION 1 | USER GUIDE

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## 6) Check the General Provisions

**Section 4** provides a set of standards known as 'General Provisions' which apply in all Zones unless otherwise specified or listed as exceptions in the By-law. Some examples of topics covered under General Provisions include accessory uses and buildings, easements, and parking regulations.

## 7) Check the Parking and Loading Provisions

**Section 4** details parking and loading requirements for each permitted use. Specific parking rates for permitted uses are provided (e.g., apartment buildings require 1 parking space per unit plus 0.20 spaces per unit for visitors) along with details on minimum parking space dimensions and other parking regulations.

## 1.4 Understanding the Zoning By-law

**Section 3** of this Zoning By-law provides definitions of key terms. It is important to understand the exact meaning of certain words in this By-law when determining what is or is not permitted on your property. Graphics have also been provided to help users better understand how to interpret and apply the City's Zoning By-laws.

## 1.5 Contact Us

Zoning standards can be difficult to understand and there may be additional rules and regulations which apply to your property. City staff are happy to help.

Questions should be directed to the Planning and Development Department at the City of Sarnia.

### Contact us:

Email: [planning@sarnia.ca](mailto:planning@sarnia.ca)

Phone: 519-332-0330 Ext: 3301

# Section 2 Administration

# SECTION 2 | ADMINISTRATION

## 2.1 Title

- a) This By-law shall be known as “The City of Sarnia Comprehensive Zoning By-law”.

## 2.2 Application

- a) For the purpose of this By-law all the lands within the boundaries of the City are hereby divided into various Zones to which the provisions and regulations herein shall respectively apply.

## 2.3 Administration

- a) This By-law shall be administered by the Zoning Enforcement Officer, Manager of Planning & Development Services, Chief Building Official or any other person as Council designates.

## 2.4 Licenses and Permits

- a) No municipal permit, certificate, or license shall be issued where the said permit is required for a proposed use of land or a proposed erection, alteration, enlargement or use of any building or structure that is in violation of any of the provisions of this By-law.

## 2.5 Injunction

- a) In case the whole, or any part of, any building or structure is, or is to be, used, erected, structurally altered, enlarged or extended or the whole or any part of any lot is, or is to be used, in contravention of this By-law, such contravention may be restrained by action at the instance of the City or of any ratepayer pursuant to the provisions of all applicable statutes and regulations in force at the time of the contravention.

## 2.6 Violations and Penalties

- a) Any person guilty of an offence and convicted of a breach of any of the provisions of this By-law shall be liable to a fine not to exceed the maximum amount stipulated in the *Planning Act*, as amended, exclusive of costs, for each offence, and every such penalty shall be recoverable under the *Provincial Offences Act*.

## 2.7 Effective Date

- a) This By-law shall come into effect on the date of adoption by the Council of the City of Sarnia, and in accordance with Section 34 of the *Planning Act*, as amended.

## 2.8 Application of Regulations

- a) No person shall within any Zone or Defined Area, use any land or erect, build, construct, reconstruct, relocate, excavate for, alter, add to, enlarge, extend or use any building or structure, except in conformity with this By-law for the Zone or Defined Area in which such land, building, structure or use is located.

## 2.9 Technical Revisions to the Zoning By-law

- a) Provided that the purpose, effect, intent, meaning, and substance of this By-law are in no way affected, the following technical revisions to this By-law are permitted without a zoning by-law amendment:
  - i) Changes to the numbering, cross-referencing, format and arrangement of the text, tables, schedules, and maps;
  - ii) Additions to and revisions of technical information on maps and schedules including, but not limited to: topographic information; notes; legends; shading; and, title blocks;
  - iii) Alterations of punctuation or language; and,
  - iv) Correction of grammatical, dimensional, boundary, mathematical, or typographic errors.

## 2.10 Incorporation of Zoning Maps

- a) The location and boundaries of the Zones and Defined Areas established by this By-law as shown on the attached Schedules A, B, and C and associated Maps 1 through 30, together with everything shown thereon, and all succeeding amendments thereto, are hereby incorporated in and declared to form part of this By-law.

## 2.11 Establishment of Zones

- a) For the purpose of this By-law the attached Schedules A, B, and C and associated Maps 1 through 30 shall be referred to as the Zoning Maps for the City of Sarnia. The Zoning Maps shall be divided into the following Zones and such Zones are shown on the Zoning Maps by symbols consisting of letters and numbers or letters only as the case may be, as listed below:

Zone Category	Zone Symbol
Residential One Zone	R1
Residential Two Zone	R2
Suburban Residential Zone	SR
Private Residential Community Zone	PR
Institutional Zone	I
Neighbourhood Commercial Zone	NC
Downtown Core Zone	DC
Mixed-Use Corridor One Zone	MU1
Mixed-Use Corridor Two Zone	MU2
Prestige Employment Area Zone	PE
General Employment Area Zone	GE
Highway Business District Zone	HBD
Airport Zone	A
Parks and Open Space Zone	POS
Waterfront Zone	W
Rural Residential Zone	RR
Agriculture Zone	AG
Natural Environment Zone	NE
Floodway Zone	F

- b) The symbols listed in subsection a) shall be used to refer to land, buildings, and structures and to the use thereof permitted by this By-law in the said Zones, and whenever in this By-law the word “Zone” is used, preceded by any of the said symbols, such Zones shall mean any area within the City delineated on the Zoning Maps and designated thereon by the said symbol.

# SECTION 2 | ADMINISTRATION

## 2.12 Defined Areas

- a) Certain areas within any of the various Zones or within parts of more than one Zone may be more specifically regulated and such areas shall be known as “Defined Areas”. All Zones may be subdivided into one or more Defined Areas which shall be designated by reference to the symbol of the Zone within which each such Defined Area is located together with an additional symbol – either letter, number, or both so as to differentiate different defined areas within a Zone from each other and from other areas within the Zone.

## 2.13 Interpretation of Zone and Defined Area Boundaries

- a) Where any uncertainty exists as to the location of the boundary of any of the said Zones or defined areas as shown on the Zoning Maps, the following shall apply:
  - i) The boundary of the Zones or Defined Area are the centre lines of the road allowance, alleys, or the lot lines and the projection thereof, unless otherwise shown;
  - ii) Where Zone boundaries or Defined Area boundaries are indicated as approximately following lot lines shown on a registered plan of subdivision, such lot lines shall be deemed to be the said boundary;
  - iii) Where Zone boundaries or Defined Area boundaries are indicated as approximately parallel to the street line and the distance from such street line is not indicated, such Zone boundaries or Defined Area boundaries shall be construed as being parallel to such street line and the distance therefore shall be determined by the use of the scale shown on the Zoning Maps;
  - iv) Where a street, private road, or electrical transmission line right-of-way, or watercourse included on the map is included within the Zone or Defined Area of the adjoining property on either side, and where such street, private road, right-of-way, or watercourse serves as a boundary between two or more different Zones, Defined Areas or both, a line midway in such street, private road, right-of-way, or watercourse and extending in the general direction of the long division thereof is considered the boundary between Zones, Defined Areas, or both, unless specifically indicated otherwise;

- v) Where a dedicated street, or right-of-way shown on the map is closed, the property formerly in said street, or right-of-way shall be included within the Zone or Defined Area of the adjoining property on either side of the said closed street, or right-of-way, and the Zone boundary or Defined Area boundary shall be the former centreline of said closed street, or right-of-way;
- vi) Where a Zone or Defined Area boundary is indicated as following the edge of a watercourse, the boundary shall follow the top of bank of such watercourse and, in the event that the top of bank of such watercourse changes, the boundary shall be taken as having moved with the top of bank;
- vii) Where a Zone or Defined Area boundary is indicated as following the shoreline of the St. Clair River or Lake Huron, the boundary shall follow the water’s edge and, in the event that the water’s edge changes, the boundary shall be taken as having moved with the said water’s edge;
- viii) Where a Defined Area boundary appears to follow a Zone boundary it shall be taken as following such Zone boundary;
- ix) Wherever it occurs, the corporate limit of the City is the boundary of the Zone or Defined Area adjacent to it;
- x) Where any setback is related to a Zone or Defined Area boundary which has moved under circumstances referred to in subsections vi) and vii), the point of line of reference of such setback shall be taken as equally moved; and/or,
- xi) Where any Zone or Defined Area boundary is left uncertain after application of the preceding provisions, then the boundary line shall be determined according to the scale on the Zoning Maps in the office of the Chief Building Official.

## 2.14 Interpretation of Words/Phrases

- a) **Minimum Requirements** - In interpreting and applying the provisions of this By-law, the said provisions are held to be the minimum requirements. Except for those specifically stated as being maximum, any numerical figures in this By-law shall be the minimum requirements.
- b) **Meaning of Use** - Unless the context otherwise requires, the expression “use” or “to use” in this By-law shall include anything done or permitted to be done by the owner or occupant of any land, building, or structure, directly or indirectly, by or through any trustee, tenant, servant, or agent, acting for or with the knowledge or consent of such owner or occupant, for the purpose of making use of the said land, building or structure.
- c) **Meaning of Shall** - In this By-law, the word “shall” shall always be construed as mandatory.
- d) **Meaning of Building or Structure** - A “building” or “structure” as defined herein shall include any part thereof.
- e) **Number and Gender** - In this By-law, unless the contrary intention appears otherwise, words importing the singular number or the masculine gender only shall include more persons, parties, or things of the same kind than one, and the converse.
- f) **Special Use Regulations for Defined Areas** - To each Defined Area within any Zone there shall apply such special use regulations as may be established by this By-law with respect to such Defined Area and, in addition to such special use regulations, all provisions of this By-law including the general regulations applicable to the Zone within which the Defined Area is located shall apply to the Defined Area; provided that, and unless a contrary intention appears from the special use regulations:
  - i) If the special use regulations are different from the corresponding regulations of this By-law, including the general regulations applicable to the Zone within which the Defined Area is located, the special use regulations shall supersede and prevail over such corresponding regulations of this By-law;
  - ii) If the special use regulations establish one or more specifically permitted uses for the Defined Area, such permitted use or uses shall be the only purpose or purposes for which the Defined Areas may be used; and,

## SECTION 2 | ADMINISTRATION

- iii) If the special use regulations specifically permit one or more uses in addition to those otherwise permitted in the Zone within which the Defined Area is located, any and all of the other special use regulations applicable to the Defined Areas shall apply only to the additional permitted use or uses and not to uses otherwise permitted in the Zone.

### 2.15 Transition

- a) Notwithstanding Sections 2.8 and 2.17 of this By-law, a building permit may be issued in accordance with Section 2.23 of this By-law for the following scenarios. For the purposes of determining zoning compliance for matters covered by Sections 2.13 and 2.14 of this By-law, the provisions of Zoning By-law No. 85 of 2002, as amended, as it read on the effective date of this By-law shall apply.

#### 2.15.1 Building Permit Applications

- a) Nothing in this By-law shall prevent the erection or use of a building or structure for which an application for a building permit was filed on or prior to the effective date of this By-law provided the building permit application satisfies the following requirements:
  - i) The building permit application complies with the provisions of Zoning By-law No. 85 of 2002, as amended, as it read on the effective date of this By-law,
  - ii) All information is provided to allow for a zoning review to be undertaken; and,
  - iii) All planning approvals have been obtained.

#### 2.15.2 Recently Approved Planning Applications

- a) The requirements of this By-law do not apply on a lot where a minor variance to Zoning By-law No. 85 of 2002, as amended, was authorized by the Committee of Adjustment of the City or the Ontario Land Tribunal or its predecessors on or after December 28, 2022 (the date of the approval of the Official Plan), and on or before the effective date of this By-law and a building permit for the applicable project has not yet been issued.

- b) The requirements of this By-law do not apply to a lot where a conditional or final Site Plan Approval has been granted by the City on or after December 28, 2022, and on or before the effective date of this By-law and a building permit for the applicable project has not yet been issued.
- c) The requirements of this By-law do not apply to a lot where a provisional consent has been given by the Committee of Adjustment of the City or the Ontario Land Tribunal or its predecessors on or after December 28, 2022, and on or before the effective date of this By-law and a building permit for the applicable project has not yet been issued, the lot has not yet been registered at the Land Registry Office, or the applicable easement or agreement has not yet been registered on title.
- d) For clarity, where a minor variance or exception to Zoning By-law No. 85 of 2002, as amended, was authorized by the Committee of Adjustment of the City or the Ontario Land Tribunal or its predecessors on or after December 28, 2022, and on or before the effective date of this By-law as a requisite condition for a Site Plan Approval, Section 2.19 shall apply to give affect to the applicable Site Plan Approval.
- e) For approved site plans and minor variances where this By-law has subsequently been amended, the regulations in effect on the date of approval of the site plan or minor variance shall apply to any building permit applications.

#### 2.15.3 Planning Applications in Process

- a) Nothing in this By-law shall prevent the erection or use of a building or structure for which a complete application for a minor variance under Section 45 of the Planning Act was filed on or before December 28, 2022; or for which a complete application for Site Plan Approval was filed on or before December 28, 2022, and a decision has not yet been rendered, only if the project in question complies with the provisions of Zoning By-law No. 85 of 2002 as it read on that date.

#### 2.15.4 Cessation of this Transition Provision

- a) The relief provided by the Transition Provision of this By-law shall not continue beyond the issuance of the permit,

approval, or agreement upon which the exemption is founded, unless otherwise provided for in this By-law. Once the permit, agreement, or approval has been granted the relief provided by this Transition Provision shall cease to be in effect. Notwithstanding the above, the relief provided by this Transition Provision ceases to be in effect on the date of the lapsing of the applicable approval:

- i) For a minor variance, a maximum of two years from the date of authorization;
- ii) For a Site Plan, a maximum of two years from the date of final approval; and,
- iii) For a provisional consent, a maximum of three years from the date of giving.

### 2.16 Use of Holding Zone (H) Provisions

- a) Where the zoning applying to any lot includes the symbol (H) suffixed to any Zone symbol, the provisions of the *Planning Act* shall apply to the lands until such time as the By-law is amended to remove the holding symbol (H). Application of the (H) symbol indicates that development of the lands is premature at the present time. However, it does indicate the use to which lands, buildings, or structures may be put until such time in the future as the holding symbol is removed by amendment to this By-law. The Official Plan outlines the criteria to be satisfied in order to remove the holding symbol (H).
- b) The passing of such an amendment only requires that notice be given of Council's intention to pass the by-law and the earliest date on which Council will meet to consider the matter. Upon adoption there is no further notice of passing required nor any appeal period as with regular zoning by-law amendments. Only the applicant has the right to refer the matter to the Ontario Land Tribunal if Council refuses to pass the by-law.

### 2.17 Repeal of Existing By-laws

- a) From the coming into force of this By-law, all previous By-laws passed under Section 34 of the *Planning Act*, as amended, or a predecessor thereof, shall be deemed to have been repealed except to the extent that any of the said By-laws prohibit the use of any land, building or structure for a purpose that is also prohibited by this By-law.

## SECTION 2 | ADMINISTRATION

### 2.18 Application of Other By-laws

- a) Nothing in this By-law shall serve to relieve any person from the obligation to comply with the requirements of the Ontario Building Code or any other By-law of the City in force, from time to time, or the obligation to obtain any license, permit, authority, or approval required under any By-law of the City.

### 2.19 Site Plan Approvals

- a) Where site plan approval in accordance with the *Planning Act* has been granted by the City before the effective date of this By-law and a building permit for the project has not been issued, the provisions of this By-law, (as they apply to such land, building or structure), are modified to the extent necessary to implement the previous site plan approval.

### 2.20 Greater Restrictions of Other Jurisdictions

- a) Nothing in this By-law shall reduce the severity of restrictions lawfully imposed by a governmental authority having jurisdiction to make such restriction.

### 2.21 Land Ownership

- a) The City makes no representation or implication, nor should any inference be drawn from the Map(s) attached to this By-law as to the ownership of any land and, or, rights of access to such land. Ownership and access rights are legal matters that fall solely within the purview of a Court of competent jurisdiction.

### 2.22 Buildings to be Moved

- a) No building, residential or otherwise, shall be moved within the limits of the City or shall be moved into the City from outside, without a permit from the Chief Building Official.

### 2.23 Building Permits

- a) In addition to fulfilling the requirements of any by-law enacted pursuant to Section 34 of the *Planning Act*, as amended, no person shall commence to use any lands or erect, occupy, alter, enlarge or use any buildings or structures until an application has been submitted and received by the Chief Building Official, or a building permit has been issued.

### 2.24 Temporary Uses (or Zones)

- a) Temporary Zones are created by adding a hyphen and upper case “T” followed by a number (for example: “R1-T1”) to the Zone code on the Zoning Map, and have the effect of applying temporary use provisions pursuant to Section 39 of the *Planning Act*.
- b) Lands designated in this manner are subject to all provisions of the underlying Zone except as otherwise provided by the Temporary Zone provisions. Upon the expiry date of the Temporary Zone provisions, the temporary use of such lots or buildings, as may be specified, must cease, and use of the Temporary Zone symbol must be discontinued.

### 2.25 Legal Non-Conforming Uses

- a) Nothing in this By-law shall apply to prevent the use of any land, building or structure for any purpose not permitted by, or prohibited by, the By-law if such land, building or structure was lawfully used for such purpose on the day of the passing of this By-law, so long as it continues to be used for that purpose.
- b) Notwithstanding any provision in this By-law to the contrary, where a building or structure does not comply with a provision of this By-law, and the building or structure legally existed prior to the passing of this By-law, the building or structure may be enlarged, repaired, including strengthening to safe condition, renovated or reconstructed provided that the enlargement, repair, renovation, or reconstruction does not further increase the extent of a non-compliance; and it complies with all other applicable provisions of this By-law.
- c) Where a lot, building, structure, or required parking space is deemed to be deficient of any requirement of this By-law, and that deficiency is the result of acquisition or expropriation of land by a public authority, the lot, building, structure, or required parking space shall be deemed to comply with the requirements of this By-law.

### 2.26 Illustrations

- a) Illustrations or examples in this By-law are intended to provide additional clarity and convenience but do not form part of this By-law.

### 2.27 Temporary Buildings and Structures

- a) In all Agricultural, Residential and Commercial Zones the continued use of an existing dwelling or building on a lot during the construction of a dwelling or building intended to replace such dwelling or building is permitted provided that:
  - i) In no case may such existing building remain un-demolished on the lot for longer than 60 days after the building intended to replace such existing building is ready in whole or in part for occupancy, or 2 years after the date of issue of the building permit for the building intended to replace such existing building, whichever comes first;
  - ii) Safety and emergency access are provided and maintained to the satisfaction of the Chief Building Official of the City of Sarnia and the Chief of the Fire Department of the City of Sarnia; and,
  - iii) There is deposited with the Chief Building Official of the City of Sarnia a sum sufficient, in the opinion of the Chief Building Official, to cover the costs of such demolition of such existing building by the City of Sarnia in the event it is not demolished within the time above stipulated.

# Section 3

# Definitions

# SECTION 3 | DEFINITIONS

## A

### “Accessory/Ancillary”

means a use that is incidental, subordinate, and exclusively devoted to a main use, building or structure and located on the same lot.

### “Accessory Building”

means a building or structure that is incidental, subordinate, and exclusively devoted to a main building or structure and located on the same lot. An accessory building may be a shipping container, yurt, barn, and/or shed.

### “Additional Needs Housing”

means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Additional Needs Housing includes communal housing and housing for seniors. Examples of Additional Needs Housing may include, but is not limited to:

- i) “**Long-Term Care Facility**” means premises used to provide living accommodation and regular nursing care for persons of any age and which has personal and medical care facilities, common lounges, and dining areas;
- ii) “**Residential Care Home**” means supervised living accommodation that may include associated support services, and:
  - Is licensed or funded under Province of Ontario or Government of Canada legislation;
  - Is for persons requiring semi-independent or supervised group living arrangements; and,
  - Is for more than ten persons, exclusive of staff;
- iii) “**Group Home**” means supervised living accommodation that may include associated support services, and:
  - Is licensed or funded under Province of Ontario or Government of Canada legislation;
  - Is for persons requiring semi-independent or supervised group living arrangements; and,
  - Is for ten persons or less, exclusive of staff;
- iv) “**Hospice Care Home**” means a facility designed to accommodate up to fifteen (15) beds which will provide a caring environment for attending to the physical and emotional needs of the terminally ill.

- v) “**Respite Care Facility**” means premises used for the provision of short-term, non-emergency services for the supervised care of people of any age, in order to provide relief to their caregivers. A respite care facility may include the provision of services, such as:
  - Preventive medicine;
  - Counseling;
  - Social, recreational or educational programs; and/or,
  - Day or overnight care;
- vi) “**Community House**” means a premises providing semi-independent living accommodation for residents primarily in bed-sitting rooms, if there is:
  - A maximum of two persons for each bed-sitting room;
  - Accommodation for one staff person per five bed-sitting rooms; and,
  - A common lounge and dining area.
- vii) “**Supportive Housing**” means a residential apartment building or building complex that provides supervised living accommodation, including associated on-site support services.
- viii) “**Transitional Housing Facility**” means a supervised temporary residence comprised of five or more beds in a communal sleeping arrangement, and may include common areas such as a washroom, kitchen, living room and communal areas for persons in need of longer-term housing accommodation with associated support programming to assist in the development and enhancement of necessary life skills for the purposes of rejoining permanent, sustainable and independent housing.

### “Additional Residential Unit (Attached)”

means a self-contained residential unit with kitchen and bathroom facilities within a single detached, semi-detached, or townhouse dwelling on the same lot that accommodates the primary dwelling unit.

### “Additional Residential Unit (Detached)”

means a self-contained residential unit with kitchen and bathroom facilities within an accessory building on the same lot that accommodates the primary single detached, semi-detached, or townhouse dwelling unit.

### “Adult Entertainment Facility”

means any premises, or part thereof, where the nudity, or partial nudity of any person is a feature or characteristic of the use. An adult entertainment facility is not an entertainment facility, a recreation facility, or a cultural facility.

### “Agricultural Uses”

means the use of land, buildings, and structures for:

- i) Growing of crops, including nursery, biomass, and horticultural crops;
- ii) Gazing, breeding, raising, boarding, or training of livestock;
- iii) Raising of other animals for food, fur, or fibre, including poultry and fish;
- iv) Greenhouses;
- v) Aquaculture;
- vi) Aviaries and Apiaries;
- vii) Limited on-site processing activities;
- viii) Associated on-farm buildings and structures; and,
- ix) Farm help accommodations.

### “Agriculture-Related Uses”

means farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

### “Agri-Tourism Uses”

means those farm-related tourism uses, including limited accommodation such as a bed and breakfast and country inns, that promote the enjoyment, education, or activities related to the farm operation or in proximity to farm operations.

### “Airport-Related Uses”

means airport-related uses that are directly related to the operations of the airport and its function, such as the landing and take-off of commercial and/or private aircraft, including runways, taxiways, aprons, hangars, and navigational aids. Facilities may also include freight terminals, facilities for the storage and shipment of goods, maintenance, warehousing, manufacturing, distribution, aviation based research and development, flying schools, training, communications, aviation-related retail commercial, charter operations, air courier service, management, or other related operations of the airport or airport-related tenants.

### “Alkaline Hydrosis”

means a process using heat, pressure, agitation, and a solution of water and potassium hydroxide or sodium hydroxide in a hydrosis chamber within a hydrosis facility.

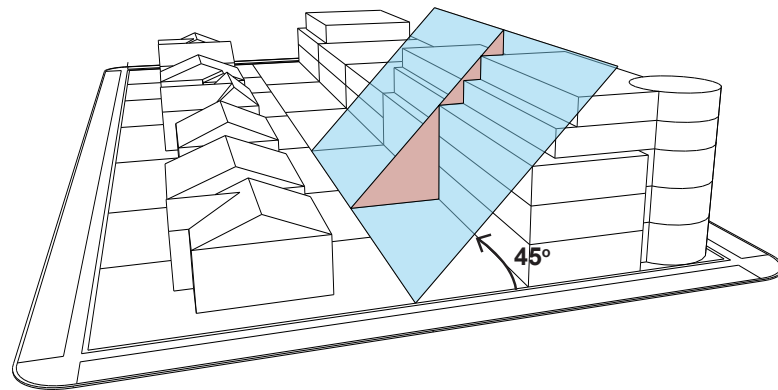
### “Alkaline Hydrosis Facility”

means a building or structure containing one or more chambers for the reduction of bodies of deceased persons by alkaline hydrolysis.

# SECTION 3 | DEFINITIONS

## “Angular Plane”

means a flat surface extending from a lot line and projecting over a lot, at a specified angle measured up from the horizontal, through which no part of a structure on the lot may penetrate. The Angular Plane is to be measured from a point at-grade on the identified lot line, and then a 45 degree plane is established over the subject lot.



## “Animal Shelter”

means premises used for the care of lost, abandoned, or neglected animals and operated by a public or semi-public authority or by a non-profit private organization.

## “Apartment Building”

means a building that has five or more dwelling units, with at least one dwelling unit entirely or partially above another, and each dwelling unit has a separate entrance through a common interior area. A building that was originally constructed as a detached house, semi-detached house, or townhouse and has one or more additional residential units is not an apartment building.

## “Assembly Hall”

means a building or structure where facilities are provided for athletic, civic, educational, political, religious, or social events. This definition may include an arena, community centre, gymnasium, stadium, theatre or similar use and may include an auditorium.

## “Attached”

means a building otherwise complete in itself which depends for structural support, or complete enclosure, upon a division wall or walls shared in common with an adjacent building or buildings. Buildings connected by a breezeway or similar structure shall be deemed to be attached.

## “Auto-Oriented Uses”

means a premises or part thereof used for the sale and rental of motor vehicles, as well as for the servicing, maintenance, cleaning, and repair of motor vehicles. Auto-oriented uses include a building or station where motor vehicle fuel and similar motor vehicle accessories are available for sale. Additional functions include electrical charging stations for electric vehicles and accessory uses, such as the sale of propane and a car wash.

## B

### “Beer, Wine and/or Alcohol Manufacturing Facilities”

means the use of land, buildings, or structures for the purpose of manufacturing for sale and distribution of alcoholic beverages of various types, which may include accessory sales and hospitality area.

- i) Large Scale Facilities are in excess of 180 square metres Gross Floor Area; and,
- ii) Small Scale Facilities are 180 square metres of Gross Floor Area, or less.

### “Below Grade/Basement”

means any part of a building that is below average finished grade adjacent to the walls of the building.

### “Boat House”

means a building or structure near a watercourse that is solely used for the storage of boats and articles related to boating and shall not include any dwelling unit or form of related commercial use.

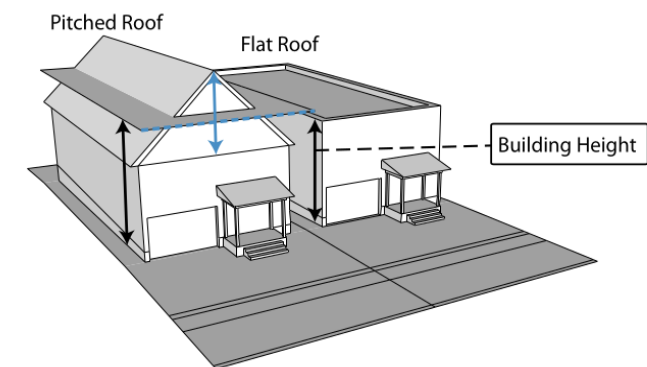
### “Building”

means any structure greater than ten (10) square metres, whether temporary or permanent, used or intended for sheltering any use or occupancy but shall not include a fence, mobile home, travel trailer, camping trailer, truck camper, motor home, tent, or yurt.

## “Building Height”

means the greatest vertical distance measured from the average finished grade adjacent to the exterior walls of the building to:

- i) In the case of a flat roof, the highest point of the roof surface; and,
- ii) In the case of a mansard, pitched, hip, gambrel, or gabled roof, a point midway between the eaves and the ridge.



In calculating the height of a building, any construction used as an antenna, architectural ornament, or for the mechanical operation of the building, is not to be included.

## C

### “Campground”

means land used for the parking of travel trailers, tent-trailers, tents, or similar transportable accommodation, but not including a mobile home as defined in this By-law.

### “Campus-Form Building”

means one or more buildings situated in a landscaped setting with shared amenities, parking, and access/egress.

### “Cemetery”

means a lot that is used for the interring of dead humans or animals. A cemetery may include a structure for the purpose of the cremation of human or animal remains and may include facilities for the storing of ashes of humans or animals that have been cremated. A cemetery may also include facilities in the form of sealed crypts or compartments for the interment of human or animal remains.

### “CGD - Canadian Geodetic Datum”

means the standardized survey base used in Canada to establish vertical control and is expressed as elevations above sea level.

# SECTION 3 | DEFINITIONS

## “Commercial School”

means a school operated by an individual or company on a for-profit basis, providing instruction in a specific trade, skill, vocation, service, or for general learning.

## “Community Gardens”

means a parcel of land cultivated and gardened by members of the community for non-commercial purposes. For the purposes of this definition, “gardened” means to grow and care for plants and crops.

## “Conservation”

means the use of land and/or water for planned management of natural resources, including wood lot management, and for the preservation and enhancement of the natural environment.

## “Conservation Uses”

means the use of land for the purpose of planned management of natural resources, including:

- i) Forestry uses;
- ii) Wildlife and Fisheries Management Uses;
- iii) Watershed Management and Flood and Erosion Control Facilities;
- iv) Nature Reserves;
- v) Natural Areas; and,
- vi) Woodlots.

## “Contractor Facilities”

means the outdoor yard of a building/landscaping construction company or contractor used as a depot for the storage and maintenance of equipment used by the contractor or company, and includes facilities for the administration of the business and the outdoor stockpiling or outdoor storage of supplies used by the business, but does not include the wholesale or retail sale of construction materials or supplies or home improvement supplies.

## “Convention/Conference Facilities”

means a commercial establishment used for the holding of conventions, conferences, seminars, workshops, meetings, banquets, receptions, or similar activities.

## “Cultural Facilities”

means any building, room, or area designed or utilized primarily for the presentation to the general public of live theatre, dance performances, musical concerts, cinema, lectures, exhibits of various art forms, or exhibits of cultural, academic, or scientific material.

# D

## “Day Care Facilities”

means a premises operated by a person licensed under the *Child Care & Early Years Act* to operate a child care centre for the purpose of providing temporary care to children for a continuous period not to exceed twenty-four (24) hours. Day care facilities may also include a premises for the purpose of providing temporary care to adults with special needs for a continuous period not to exceed twenty-four (24) hours.

## “Drive-Through Facilities”

means the use of land, buildings, or structures to provide or dispense products or services through an attendant, window, or automated machine to persons who are expected to remain within their motorized vehicle.

## “Driveway”

means a vehicle access provided between a street or land and a garage, parking space, parking area or loading area, or between 2 parking areas and shall be graded, surfaced and maintained with asphalt, concrete, crushed stone or other dustless material approved by the City.

## “Dwelling”

means living accommodation for a person or persons living together as a single household unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupants of the unit.

- i) “**Single Detached Dwelling**” means a building that includes a primary building with only one dwelling unit;
- ii) “**Semi-Detached Dwelling**” means a building that has two dwelling units, and no dwelling unit is entirely or partially above another;
- iii) “**Duplex Dwelling**” means a building that has two dwelling units, where one dwelling unit is entirely or partially above another;
- iv) “**Triplex Dwelling**” means a building that has three dwelling units, with at least one dwelling unit entirely or partially above another. A single detached dwelling or semi-detached dwelling that has one or more additional residential units is not a triplex;
- v) “**Fourplex Dwelling**” means a building that has four dwelling units, with at least one dwelling unit entirely or partially above another. A single detached, semi-detached, or townhouse dwelling that has one or more additional residential units is not a fourplex;

- vi) “**Townhouse Dwelling (Street)**” means a building that has three or more dwelling units, and no dwelling unit is entirely or partially above another. The dwelling units share a sidewall with a neighbouring unit and typically have a front yard and a rear yard. The front yard and main entrance abut a public street, and vehicular access is provided directly to the unit from a public street;
- vii) “**Townhouse Dwelling (Block)**” means a building that has three or more dwelling units, and no dwelling unit is entirely or partially above another. They share a sidewall with a neighbouring unit and typically have a front yard and a rear yard. The front yard and main entrance abut a private road or laneway;
- viii) “**Townhouse Dwelling (Stacked)**” means a building containing four or more dwelling units where each dwelling unit is separated horizontally and vertically from another dwelling by a common wall;
- ix) “**Townhouse Dwelling (Back to Back)**” means a building containing four or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;
- x) “**Apartment Dwelling**” means a self-contained residential dwelling unit in an apartment building, or incorporated into a mixed use building and,
- xi) “**Tiny Home**” means a small scale dwelling unit, either built on-site, or a modular home. A tiny home sits on a slab or foundation, and is permanently connected to water and wastewater service facilities acceptable to the municipality. A tiny home is subject to the Ontario Building Code. A tiny home is different from a mobile home because it sits on a foundation and is not designed, or built to be moved from site to site.

# E

## “Electric Vehicle Supply Equipment”

means an electric vehicle charging station which is a piece of infrastructure that supplies electric energy for the recharging of plug-in electric vehicles, including electric cars, neighborhood electric vehicles, and plug-in hybrids.

## “Emergency Housing Facility”

means premises used for the provision of short-term housing and/or emergency services for the supervised care of people of any age. An Emergency Housing Facility may include the provision of services such as: preventive medicine; counseling; and/or, day or overnight care.

# SECTION 3 | DEFINITIONS

## “Emergency Service Facilities”

means the use of land, buildings, or structures to provide for the health and safety of the community, including fire stations, police stations, and ambulance stations.

## “Entertainment Facility”

means the use of land or structure for the provision of entertainment or amusement and shall include, for example, such uses as movie theatres, bingo/gaming halls, social and service clubs, night clubs, and other places of assembly. An Entertainment Facility may include temporary uses or structures.

## “Existing Building”

means any existing building on a lot that legally exists as of the date of approval of this Zoning By-law.

## “Existing Use”

means any existing use on a lot that legally exists as of the date of approval of this Zoning By-law.

## “Exterior Side Wall”

means the primary exterior wall (façade) of a building, that is not a permitted projection or an attached garage or carport, which is located abutting the exterior side lot line.

# F

## “Farmer’s Market”

means a building or property where open spaces, stalls, or sale areas that are not separated by permanent walls (but may have removable partitions), are leased, rented, or otherwise provided to more than three individual vendors for the sale of local produce and food products, as well as the goods of local artists and artisans to the general public.

## “Farm Worker Housing”

means residential accommodation for farm help where the accommodation is located on the same lot as a full-time operating farm.

## “Financial Institution”

means an institution where money is deposited, kept, lent, and exchanged and shall include Trust Companies, Credit Unions, banks, and other similar financial institutions. A Financial Institution does not include a Payday Loan Establishment.

## “First Floor”

means the floor of a building above a cellar or basement, or, where no basement or cellar exists, the first floor shall be that floor at, or immediately above grade.

## “First Floor Height”

means the vertical height from the finished first floor elevation of the interior of the building to the ceiling of the first floor.

## “Floodway”

means the area of land adjacent to a watercourse or municipal drain which is subject to deeper, faster flows, and which acts as the flood channel under regulatory storm conditions. In addition, for river stream and small inland lake systems, floodway also means the portion of the floodplain where development and site alteration would cause a danger to public health and safety, or property damage. For the purposes of this By-law, the floodway is defined as a minimum setback area measured from the top of bank of the affected watercourse.

## “Floor Area”

“Net Floor Area” means the sum total of area of all building floors on a lot measured from the interior face of exterior walls or common walls, excluding:

- i. Floor area for internal parking and/or loading;
- ii. Floor area for garbage collection/storage;
- iii. Floor area that accommodates utilities, mechanical or electrical equipment; and/or
- iv. Floor area that is below grade/basement.

“Gross Floor Area” means the floor area of any building. Gross Floor Area is measured from the exterior face of the outside walls of the building. The measurement of Gross Floor Area specifically excludes parking facilities and loading facilities. Floor space developed Below Grade/Basement shall not be counted toward the calculation of Gross Floor Area.

## “Forestry Uses”

means the general raising and harvesting of wood and, without limiting the generality of the foregoing, includes the raising and cutting of fuel wood, pulp wood, lumber, holiday trees, and other forest products.

## “Food Truck”

means a motorized vehicle or trailer equipped to store, cook, prepare, serve, and/or sell food to the general public.

## “Funeral Home”

means a premises used for providing funeral supplies and services to the public and includes facilities intended for the preparation of the human body for interment, including alternative forms of cremation such as alkaline hydrolysis.

# G

## “Garage (Attached)”

means a private garage, accessory to a dwelling unit on the same lot and attached to the dwelling unit by a common wall and/or a common roof structure.

## “Garage (Detached)”

means a private garage accessory to a dwelling on the same lot, but not attached to the dwelling unit by any common wall and/or any common roof structure.

## “Garage Projection”

means the exterior wall that accommodates the garage, that is closer to the adjacent front or exterior side lot line than the main front wall of the building.

## “Garage Width”

means the horizontal width of a garage measured between the interior faces of the walls that are perpendicular to the garage door/garage entry.

## “Garden Centre”

means a retail use where the general public can purchase things such as plants, equipment and associated products for personal gardening.

## “Golf Facility”

means a publicly or privately owned open space specifically defined or set aside for golfing and other associated recreational uses. A golf facility includes a club house building, all landscaping, facilities and apparatus, and buildings and structures that are consistent with the primary golf course use. A golf facility may include a driving range.

# H

## “Home-Based Business”

means an array of business or artistic activities that are accessory to a primary residential use, and may include:

- i) “Home Occupation” - means a business conducted by a permanent resident of the dwelling unit and up to 1 employee or volunteer. A Home Occupation may include service commercial uses and/or office uses. A home occupation may also be a private home day care where the clientele is limited to five (5) persons or less at any one time;

## SECTION 3 | DEFINITIONS

- ii) **"Artist Studio"** - means a business conducted by a permanent resident of the dwelling unit and up to 1 employee or volunteer. An Artist Studio is an establishment used as an artist's workspace and may include limited retail sales of the custom-made artisan goods or crafts produced on the premises; and,
- iii) **"Home Industry/Maker Space"** - means a business conducted by a permanent resident of the dwelling unit and up to 2 employees or volunteers. A Home Industry/Maker Space is an establishment used as a semi-industrial workspace and may include limited retail sales of the merchandise produced on the premises.

### **"Hotel"**

means a building or group of buildings used for the purpose of catering to the needs of the traveling public by providing short-term (generally less than one month) commercial accommodation, with or without meals, or with small dinettes, and includes a motel. A hotel may provide retail uses, restaurants, meeting hours, and convention/conference facilities.

### **"Industrial Mall"**

means a building or group of buildings upon which a group of at least five (5) separate industrial uses have been developed and are managed as a unit by a single owner or tenant, or by a group of owners or tenants.

### **"Industrial Uses"**

means the use of land, building or structure, or part thereof for manufacturing, warehousing, distribution and/or recycling operations. Industrial uses may also include a transport terminal or railway yard, as well as the bulk storage of goods and related accessory uses. Permitted Industrial Uses include:

- i) **"Manufacturing Facilities"** means the use of land, buildings or structures for the purpose of manufacturing, assembly, making, preparing, growing, inspecting, finishing, treating, altering, repairing, warehousing or storing, or adapting for sale of any goods, substance, article, thing, or service, and shall specifically include an asphalt or concrete recycling or batching plant (permanent or portable), as well as the storage of Petroleum and Petrochemical Products and aggregate materials;
- ii) **"Warehousing and Wholesale Distribution Centres"** means a building or part thereof, which is used primarily for the storage, adapting for sale, packaging or distribution of goods and merchandise to retailers and/or individual consumers;

- iii) **"Recycling Operations"** means the use of land, buildings, or structures for the purpose of the processing, warehousing, and/or storing of waste materials that are to be reused for another purpose. All recycling operations are to be screened from view from any street or Residential Zone with a landscaped planting strip, a screen fence, decorative wall, or combination thereof. A recycling operation shall not include any handling or recycling of hazardous waste material;

- iv) **"Repair/Rental Establishment"** means a business engaged in maintaining, repairing, installing, and renting articles and equipment for household, personal, construction, and industrial use such as: radios and television, refrigeration and air conditioning, appliances, watches, clocks and jewelry, upholstery and furniture repair, power tools, mobile construction equipment, and moving equipment. This does not include any other use specifically referred to or defined in this By-law;

- v) **"Waste Disposal Site"** means a "Waste Disposal Site" as defined by *The Environmental Protection Act*. A Waste Disposal Site may include a waste processing site and/or a waste transfer station;

- vi) **"Data Centres and Research and Development Facilities"**, means a building, or group of buildings used primarily for the operation of data centres, research industries, investigation, testing or experimentation, and including call centres and data processing, but not including facilities for the manufacture or sale of products, except as incidental to the primary research or data processing use;

- vii) **"Production Studio Facilities"** means the use of any lot or building for producing, printing, or publishing photography, live broadcasts, motion pictures, audio or video recordings or transmissions, or similar uses; and,

- viii) **"Transportation Terminal"** means a rail, truck, or other similar facility designed for the trans-shipment of goods, materials and products. A Transportation Terminal may also include the use of any land, buildings, or structures upon which a business, service, or industry involving the accommodation, maintenance, service, storage, rental, or repair of commercial vehicles (trucks, boats, float planes, and/or rail facilities) is conducted including the dispensing of motor fuel or petroleum products directly into commercial vehicles, and the sale of accessories or equipment for commercial vehicles.

### **"Institutional Uses"**

means the use of land, buildings or other structures for public or social purposes but not for a commercial use or for commercial business purposes. Institutional uses include governmental, religious, charitable, philanthropic, or other similar non-commercial uses. Institutional uses include:

- i) "Elementary and Secondary Schools" under the jurisdiction of a Board and/or as defined in *The Education Act*;
- ii) "Places of Worship";
- iii) "Colleges and Universities" as defined in *The Education Act*;
- iv) "Hospitals", as defined by *The Public Hospitals Act*, and may include health clinics and medical laboratories, ambulance dispatch facilities, and crisis care facility; and,
- v) Municipal offices.

## K

### **"Kennel"**

means a property, building, or group of buildings where domestic animals, excluding livestock, are boarded, bred, and raised, and/or are sold or kept for sale.

## L

### **"Landscaped Buffer Area"**

means open space in a yard which is used exclusively for the growth, maintenance, and conservation of plant materials and may include a noise attenuation wall. This area may include space occupied by paths, courtyards, and patios, but shall not include loading or parking areas, traffic aisles, driveways, ramps, or outdoor storage areas.

### **"Landscaped Open Space"**

means open space comprised primarily of plant materials. This area may include space occupied by paths, courtyards, and patios, but shall not include loading or parking areas, traffic aisles, driveways, ramps, or open outside storage areas.

### **"Live-Work Unit"**

means a dwelling unit, purpose built to include the opportunity for a business establishment. The dwelling unit and business space are integrated, and the business space may be used as part of the associated dwelling unit. The dwelling unit may be the primary residence of the business operator.

# SECTION 3 | DEFINITIONS

## “Loading Space”

means an unobstructed open, enclosed, or partially enclosed area for the purpose of loading or unloading vehicles in conjunction with a permitted use or building on the same lot.

## “Lodging House”

means a dwelling, or part thereof, used for communal residential occupancy where a proprietor offers five (5) or more lodging units or rooms in return for remuneration or the provision of a service, or for both. All lodging houses shall be licensed by the City.

## “Lodging Unit”

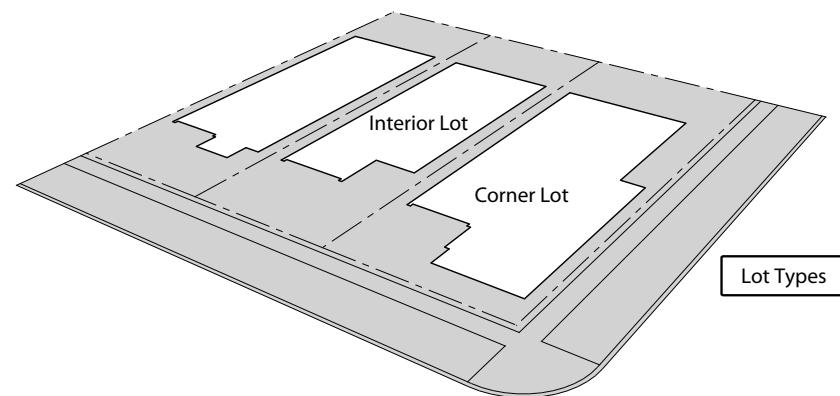
means a room or set of rooms located in a lodging house or other dwelling provided for rent or hire, which is used or designed to be used as a sleeping accommodation and may contain bathroom facilities.

## “Lot”

means a parcel of land, with frontage on a public street, or private road as recognized by the City.

### Lot types:

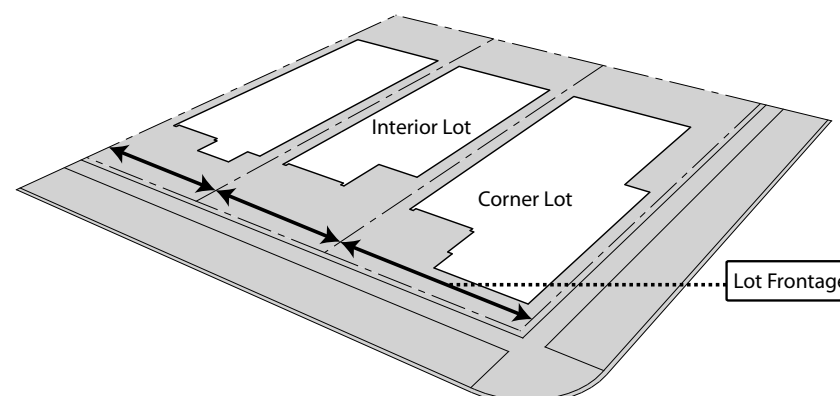
- i) “Interior Lot” means a lot bounded on two sides by other lots, a lot other than a corner lot;
- ii) “Corner Lot” means a lot situated at the intersection of and abutting two or more streets, or parts of the same street, where the inside angle of intersection or projected angle at the intersection of the tangents of the street lines is less than 135 degrees, except lots at the start of cul-de-sacs where the angle may exceed 135 degrees; and,



- iii) “Through Lot” means a lot bounded on two opposite sides by streets, provided, however, that if any lot qualifies as being both a corner lot and a through lot, such lot shall be deemed to be a corner lot for the purposes of this By-law.

### Lot attributes:

- i) “Lot Area” means the total horizontal area within the lot lines of a lot;
- ii) “Lot Coverage” means the percentage of the lot area covered by the first floor of all buildings and structures on the lot including the primary building or structure and all accessory buildings or structures, but shall not include a surface (unstructured) parking area, and decks with a height less than 1.8 metres above grade;
- iii) “Lot Depth” means:
  - The shortest horizontal distance between the rear lot line and the front lot line of a lot, where such lot lines are parallel;
  - The horizontal distance between the mid-point of the rear lot line and the mid-point of the front lot line of a lot, where such lot lines are not parallel; or,
  - The horizontal distance between the mid-point of the front lot line and the point of intersection of the side lot lines of a lot where there is no rear lot line; and,
- iv) “Lot Frontage” means the horizontal distance between the side lot lines, measured at right angles along the front lot line. Where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage shall be measured by a line 4.5 metres back from and parallel to the chord of the lot frontage. For the purpose of this By-law, the chord of the lot frontage is a straight line joining the two points where the side lot lines intersect the front lot line.



## “Lot Line”

means the boundary line of a lot, also commonly referred to as the property line. Lot lines include:

- i) “Exterior Side Lot Line” means, in the case of a corner lot, the longer lot line that abuts the street;
- ii) “Front Lot Line” means the line that divides a lot from the street, provided that in a case of a corner lot, the shorter lot line that abuts a street shall be deemed to be the front lot line and the longer lot line that abuts a street shall be deemed to be the exterior side lot line.
- iii) “Interior Side Lot Line” means a lot line that connects the front lot line to the rear lot line and that does not abut a street; and,
- iv) “Rear Lot Line” means, in the case of:
  - A square or rectangular lot, the lot line opposite the front lot line;
  - A triangular lot, the point of the apex of the triangle furthest from the front lot line; and,
  - An irregular shaped lot, the lot line or lot lines furthest from and opposite to the front lot line including any angled contiguous lot line adjoining it.

## M

### “Main Exterior Side Wall”

means the primary exterior wall (façade) of the building, that is not a permitted projection or an attached garage or carport, and all structural members essential to the support of a fully enclosed space or roof that faces the exterior side lot line.

### “Main Exterior Front Wall”

means the primary exterior wall (façade) of the building, that is not a permitted projection or an attached garage or carport, and all structural members essential to the support of a fully enclosed space or roof that faces the front lot line.

### “Marina and Marina-Related”

means a public or privately owned commercial establishment accommodating docking or mooring facilities where all types of marine pleasure craft, boats, float planes, and or associated accessories, are berthed, stored, serviced, repaired, built, or kept for sale or rent, and where facilities for the sale of marine fuels and lubricants, accessory retail sales and water-taxi and barging services are provided. Boat launch and waste water pumping facilities may also be provided. Commercial and tourism functions related to the boating public which are accessory and subordinate to the use of the lot as a boating facility are also permitted.

# SECTION 3 | DEFINITIONS

## “Marine Industrial Uses”

means an industrial establishment where the use of land, building or structure, or part thereof for non-noxious/non-offensive marine-related uses including manufacturing, assembly, making, preparing, inspecting, finishing, treating, altering, repairing, warehousing or storing, or adapting for sale of any marine-related goods, substance, article, thing or service, but shall not include any handling or recycling of hazardous waste material. Marine Industrial Uses shall not be a Noxious and/or Offensive Use.

## “Mini Storage Warehouse”

means a building containing separate self storage units divided from the floor to the ceiling by a wall with an independent entrance from the exterior of the building, designed to be rented or leased on a short-term basis to the general public for private storage of personal goods, materials, vehicles, boats, trailers, and equipment.

## “Minimum Distance Separation Formulae”

means formulae developed by the Province to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

## “Mixed-Use Building”

means a purpose built structure that includes more than one use within a shared building envelope. Within a mixed-use building, individual uses are provided with individual means of access/egress, and non-residential elements of the mixed-use building cannot be used as a dwelling unit, or any part of a dwelling unit.

## “Mobile Home”

means a dwelling unit that may be utilized full-time, or may be used for recreational and/or short-term use. A mobile home is a prefabricated structure, built in a factory on a permanently attached chassis before being transported to site. A mobile home is not a recreational vehicle, travel trailer, tent trailer or motor home. A mobile home is different from a modular home because it does not sit on a foundation and is specifically designed and built to be moved from site to site.

## “Modular Home”

means a single dwelling unit that is at least partly built off-site and assembled on-site. A modular home sits on a permanent foundation that is in compliance with the Ontario Building Code, and is permanently connected to water and wastewater service facilities acceptable to the municipality. A modular home is different from a mobile home because it sits on a foundation and is not designed, or built to be moved from site to site.

## “Motor Vehicle”

means an automobile or truck, or other vehicle, including motorized construction equipment, farm equipment, motor home, motorized mobility device, snowmobile, boat, recreational vehicle, or any other device which is capable of being driven or propelled by any kind of power, including electric power, but excludes a bicycle or any other device powered solely by means of human effort.

## “Municipal Service Infrastructure Facilities”

means the use of land, buildings, or structures owned and operated by the municipality, for uses including energy generation, sewage treatment, water filtration facilities, and stormwater management facilities. Uses may also include a municipal works yard, a depot for the storage and maintenance of equipment used by the municipality, and facilities for the administration of the operation and the outdoor stockpiling or outdoor storage of supplies.

# N

## “Noise Exposure Forecast (NEF) Contours”

means contours produced by Transport Canada to provide a summation of noise from all aircraft types operating at an airport based on actual or forecast aircraft movements by runways and the time of day or night the event occurs.

## “Non-Complying”

means a lot, building, or structure that does not fulfill the requirements of the Zone provisions or general provisions for the Zone within which the lot, building, or structure is located.

## “Non-Conforming”

means a use on a lot, or within a building or structure, that is not a use that is permitted by the Zone within which the lot, building, or structure is located.

## “Noxious and/or Offensive Uses”

means any land use or industrial/manufacturing process that discharges contaminants and has an adverse effect on any existing sensitive land use. Noxious and/or Offensive Uses shall be prohibited in all Zone categories in this By-law, with the exception of the General Employment Area (GE) Zone.

For the purposes of this definition:

- i) **“Adverse Effect”** means one or more of:
  - Impairment of the quality of the natural environment for any use that can be made of it;
  - Injury or damage to property or plant or animal life;

- Harm or material discomfort to any person;
- An adverse effect on the health of any person;
- Impairment of the safety of any person;
- Rendering any property or plant or animal life unfit for human use;
- Loss of enjoyment of normal use of property; and,
- Interference with normal conduct of business (*Environmental Protection Act*);

ii) **“Contaminant”** means any solid, liquid, gas, odour, heat, sound, vibration, radiation or combination of any of them resulting directly or indirectly from human activities that causes or may cause an adverse effect (*Environmental Protection Act*);

iii) **“Discharge”** means when used as a verb, includes to deposit, leak or emit and, when used as a noun, includes addition, deposit, emission or leak (*Environmental Protection Act*); and,

iv) **“Sensitive Land Uses”** means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive Land Uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities (*Provincial Planning Statement*).

# O

## “Office”

means a building or part thereof, designed, intended or used for the practice of a profession, the carrying on of a commercial business, the conduct of civic/administrative, financial service, social service or institutional use, or the administration of an industry. An office also means a building or part of a building used for the practice of medical or dental professions, as well as the offices of therapeutic and other health practitioners. These uses include wellness centres, medical and dental laboratories, out patient care facilities, and miscellaneous types of medical services.

## “On-Farm Diversified Uses”

means uses that are secondary to the primary agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.

# SECTION 3 | DEFINITIONS

## “Open Outside Storage”

means the storage of goods, materials, or commodities in a yard used by, or produced by, a permitted use and shall include the parking of more than one commercial motor vehicle or vehicle trailer for a period of more than 24 hours on any one lot as defined by this By-law.

## “Outside Sales/Rental Area”

means an unenclosed outdoor display area that is accessory to a retail commercial use, and is used for the display of merchandise associated with the retail commercial use. In addition, an outdoor sales/rental area includes a lot, or portion thereof, used to display, sell, rent, or lease motor vehicles.

# P

## “Parking Facilities”

means a lot, or part of a lot used for the parking of bicycles and/or motor vehicles and are available to residents, employees, clients, customers and/or the general public, with, or without a fee being charged. Parking facilities may be at-grade and open to the air, or in purpose built structures that are at-grade, below grade and/or above grade. Parking facilities shall not include any area where vehicles are stored for sale or repair. Parking facilities can be utilized for either long-term or short-term use.

## “Parks and Open Space”

means a publicly or privately owned open space areas specifically defined or set aside for active and/or passive recreational uses. Parks and open space includes all landscaping, facilities and apparatus, playing fields, trails, botanical gardens, zoological parks, and buildings and structures that are consistent with general outdoor recreational purposes.

## “Patio”

means a surfaced, open area of land at grade on a lot that is used for the purpose of amenity and provided with a stable, hard surface treatment. Patio excludes driveways, drive aisles, parking spaces, parking lots, loading spaces or anywhere a vehicle is parked or driven.

## “Payday Loan Establishment”

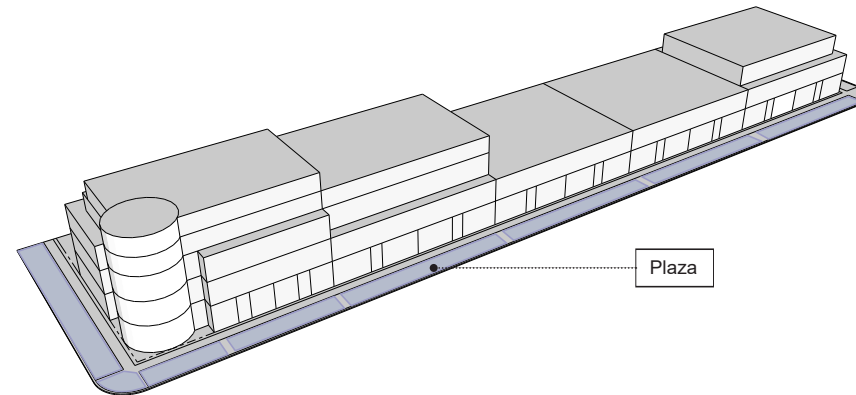
means the use of a building, or part thereof, in which personal loans are provided to consumers and which is regulated under the *Payday Loans Act* and shall not include a financial institution.

## “Place of Worship”

means a building, structure or part thereof, which is primarily used by a religious organization for religious worship, services or rites, and may include religious sponsored accessory community uses, such as a day nursery, religious school, a rectory or manse, offices, soup kitchen, food bank, and Emergency Housing Facility.

## “Plaza”

means a privately owned open area adjacent to a building and accessible to the public.



## “Principle Building, Principle Dwelling and Principle Use”

Principle means a main or primary purpose for which any lot is used. Principle building means the building where a principle use is located.

## “Private Residential Community”

means a parcel of land containing two (2) or more retirement community lots and which is under single management or ownership.

## “Private Residential Community Lot”

means a parcel of land within a private retirement community fronting on a private street which is intended for occupancy by either one modular home, one mobile home (permanent), or one single detached dwelling.

## “Private Road”

means a private right-of-way that is used by motor vehicles which is not deeded to the City or any other public authority as a public right-of-way, and which has been legally established through a plan of subdivision under the *Planning Act* or a description under the *Condominium Act*, 1998.

## “Public Road”

means any road, street, thoroughfare or lane on a right-of-way owned and maintained by the County or City to which the public has a right of use and access.

## “Public and Private Utilities”

means any use or facility that provides the public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection/treatment, stormwater management, or other similar infrastructure services.

# Q

## “Quonset Hut”

means a building or structure made of corrugated steel, plastic, or fabric covering or any combination of steel, plastic, fabric, and concrete, having a semi-circular or rounded peak cross-section, which may or may not include end walls.

# R

## “Recreational Facilities”

means an establishment whose purpose is to refresh mind and body through educational and/or physical activities such as a library, to which the provisions of the *Public Libraries Act*, as amended, apply, health club, spa, fitness studio, gymnasium, arena and any other similar sporting facilities. Community Centres are recreational facilities, as are outdoor facilities that accommodate sports activities, or more passive recreational pursuits.

## “Recreational Vehicle, Trailer, and Marine Sales and Service Establishment”

means land and/or buildings used for the display for sale of travel trailers, recreational vehicles, boats or other water craft, and includes the servicing, repairing, cleaning, and/or painting of such vehicles, trailers, and boats, and other water craft, and the sale of accessories and related products and the leasing or renting of such vehicles, but does not include a motor vehicle sales establishment.

## “Restaurant”

means a business establishment, the primary function of which is to prepare and serve food and/or drink for consumption by the public. Food may be served on the premises and/or via take-out and drive-through facilities.

## “Retail Uses”

means a building or part thereof in which goods, merchandise, substances, articles, or things are stored, offered, or kept for sale to the public.

# SECTION 3 | DEFINITIONS

## “Rural Commercial”

means a retail commercial use that is related to, or serves the rural economy, agricultural operations or rural based recreational activities. Rural commercial uses may include open outside storage.

## “Rural Industrial”

means small scale industrial use that is related to, or serves the rural economy, agricultural operations or rural based recreational activities. Rural Industrial uses do not include any outdoor industrial activity or open outside storage.

# S

## “Separation Distance”

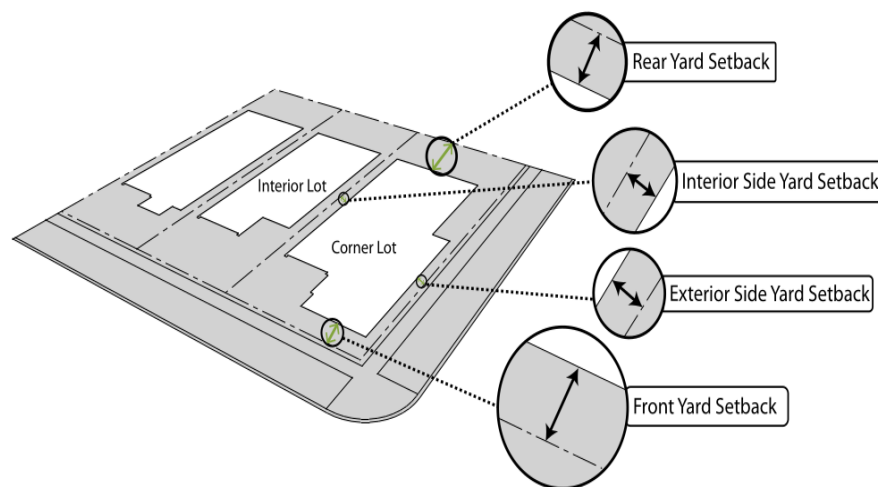
means the minimum horizontal distance between a use or building and a specific use, lot, building or other specified feature. Separation distance is measured as the most direct path between the two specified points, without regard to roads, walkways, sidewalks, or other surface transportation features.

## “Service Commercial Uses”

means a commercial use that provides services for sale to the public.

## “Setback”

means the minimum required horizontal distance between a lot line and the nearest part of any building on the lot, excluding such features that are specifically permitted to project into required setbacks. Setback includes front setback, rear setback, interior setback, and exterior setback.



## “Shipping Container”

means any new and/or used container designed for the shipping of goods and materials by means of rail, truck, or by sea that is designed and constructed to be suitable for the repeated use and includes intermodal shipping containers and/or transport trailer.

## “Shopping Centre”

means a group of retail, service commercial uses and/or restaurants that are planned, developed, and managed as a unit, by a single owner or group of owners and tenants and where required parking is provided and shared on-site. Shopping centres may include residential and office uses that are located above the first floor.

## “Shoreline”

means any lot line or part thereof which abuts a water body.

## “Shoreline Management Areas”

means areas the St. Clair Region Conservation Authority identified to define the hazard limits adjacent to the Lake Huron shoreline. These areas are based on the shoreline characteristics related to bluff height and each development. Development is either prohibited or restricted within these areas.

## “Short-Term Accommodation”

means part of a dwelling unit that is used to provide sleeping accommodations for any rental period that is less than thirty (30) consecutive days, and does not include a hotel, motel, hospital, group home, or crisis care facility.

## “Solar Electric Power”

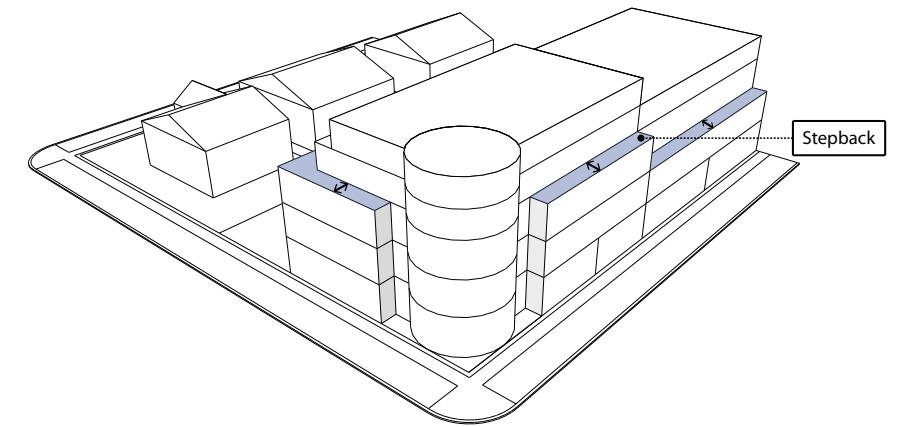
means the use of land, buildings and structures to capture energy from the sun and convert it to electricity and sell it to a power authority.

## “Storey”

means that portion of a building, other than a basement or attic space, which is included between one floor level and the next higher floor level.

## “Stepback”

means the horizontal distance a building façade above-grade is set back from the building façade immediately below it.



## “Structure”

means anything constructed or erected which requires location on or in the ground or is attached to something having location on or in the ground but shall not include a fence, a retaining wall less than 0.6 metres in height, a lawn ornament, or a hedge.

# T

## “Taxi Stand/Dispatch Office”

means a premises where taxis or limousine taxis are dispatched from and where such vehicles may be parked or stored while waiting for calls.

## “Top-of-Bank”

means a line delineated at a point where the oblique plane of the slope associated with a water course or lake, meets the horizontal plane.

## “Trailer”

- i) **“House Trailer”** means any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle, and capable of being used for the living, sleeping, or eating accommodation of persons, notwithstanding that such vehicle is jacked-up or that its running gear is removed;
- ii) **“Travel Trailer”** means a trailer that is used or intended to be used for short-term or seasonal occupancy and is or is intended to be located or parked on a site for a temporary or seasonal period; and/or,

# SECTION 3 | DEFINITIONS

iii) **“Utility Trailer”** means any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle and capable of being used for the movement of goods or material.

## “Tourism Use”

means the use of any lot or building that has been designed and equipped for the purposes of tourism and may include visitor reception, tourist information, ticket and toll booths, or interpretation facilities.

## U

### “Use”

means the purpose for which a lot, building, structure, or any combination thereof, is designed, arranged, intended, occupied, utilized, or maintained, and “used” shall have a corresponding meaning.

## V

### “Veterinary Office/Clinic”

means a facility where animal care or treatment is provided by one or more veterinarians and may include the temporary indoor housing of animals so cared for or treated.

### “Visitor Parking Space”

means a parking space dedicated for the exclusive use of motor vehicles driven by people who do not reside in a dwelling unit on the lot.

## W

### “Watershed Management and Flood and Erosion Control Facilities”

means works built specifically for the management of water and associated erosion control within a defined watershed or sub-watershed.

### “Wellhead Protection Area”

means an area of land surrounding a well where human activities may need to be regulated to protect the quality and quantity of groundwater that supplies that well.

## “Wildlife and Fisheries Management Uses”

means the management of wildlife and fish habitats and populations for the purpose of sustaining and improving the quality and quantity of wildlife and fish.

## Y

### “Yard”

means the horizontal distance between a lot line and an exterior building wall.

- i) **“Front Yard”** means a yard extending across the full width of a lot between the front lot line and the nearest part of the building, or structure on the lot;
- ii) **“Rear Yard”** means a yard extending across the full width of a lot between the rear lot line and the nearest part of the building, or structure on the lot;
- iii) **“Interior Side Yard”** means a yard extending from the front yard to the rear yard and from the interior side lot line to the nearest part of the building, or structure on the lot; and,
- iv) **“Exterior Side Yard”** mean a yard extending from the front yard to the rear yard and from the exterior side lot line to the nearest part of the building, or structure of the lot.

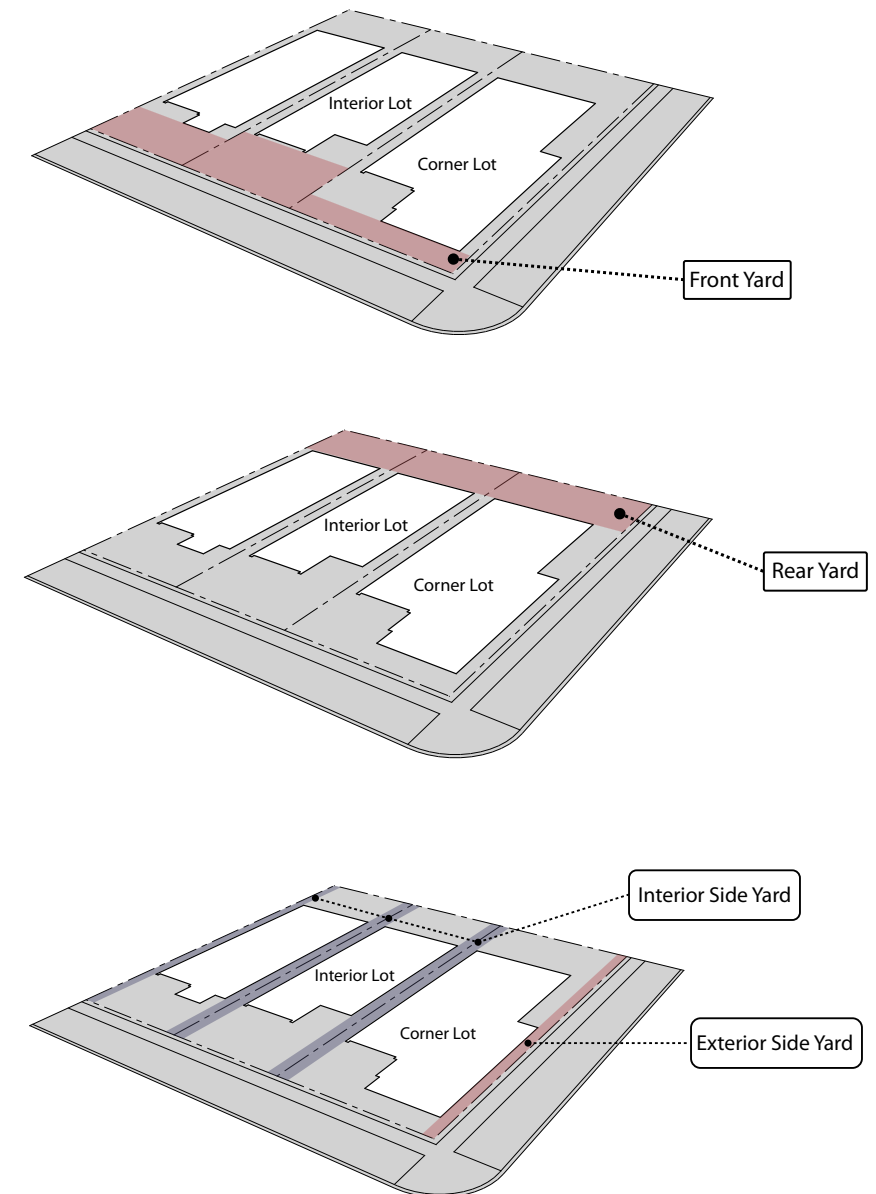
## “Yurt”

means a portable, circular building made of a lattice of flexible poles and covered in felt or other fabric.

## Z

### “Zone”

means a designated area of land use shown on Schedule A, Maps 1 to 30.



# Section 4

# General Provisions

# SECTION 4 | GENERAL PROVISIONS

The provisions of this Section shall apply to all Zones contained in the By-law, except as otherwise indicated. These provisions shall be in addition, where applicable, to the specific provisions included in this By-law for each Zone category.

## 4.1 Accessory Uses and Buildings

### Accessory Buildings

- a) Where this By-law permits a lot to be used, or a building or structure to be erected or used for a purpose, that purpose shall include any accessory building, structure or use. No accessory building or structure shall be used as a dwelling unit or part thereof, with the exception of an Additional Residential Unit (detached), as defined and regulated in this By-law.
- b) No accessory building or structure shall be located within a front yard. Accessory buildings are permitted within side or rear yards in accordance with corresponding regulations from each Zone category. Within the Natural Environment (NE), Floodway (F), and Parks and Open Space (POS) Zones, Accessory Buildings shall be set back a minimum of 6 metres from any Lot Line that abuts a Public Street.  
  
Notwithstanding the foregoing, Accessory Buildings are permitted in the Front Yard where the Rear Lot Line abuts the Lake Huron Shoreline. Accessory Buildings in this circumstance shall be set back a minimum of 4.5 metres from the Front Lot Line.
- c) For Accessory Buildings that are greater than 15 square metres of gross floor area, the minimum interior side, exterior side, and rear yard setbacks are as provided in **Table 1**.
- d) Accessory Buildings shall be set back from any interior side yard in accordance with the provision in **Table 1**, except for a shared private garage for which no minimum side yard requirement shall be applicable, and which may be located on the common lot line between the two lots.

**TABLE 1**

Zone	Minimum Exterior Side Yard Setback	Minimum Interior Side Yard Setback	Minimum Rear Yard Setback
R1, R2,	1.5m	1.2m	0.6m
SR	3.0m	1.2m	0.6m
DC	1.0m	1.0m	0.6m
MU1, MU2, NC, I	4.5m	3.0m	0.6m
GE, PE, HBD	7.5m	3.0m	0.6m
RR	3.0m	2.0m	0.6m
A, NE, F, POS	10.0m	10.0m	0.6m

- e) Notwithstanding the provisions of **Table 1**, an Accessory Building containing an Additional Residential Unit (detached) shall be set back a minimum of 1.5 metres from the Rear and Interior Side Lot Lines. Further, where the Accessory Building containing an Additional Residential Unit abuts a rear laneway, it shall be set back from the right- of-way of the rear laneway a minimum of 0.6 metres, only where the additional Residential Unit is located above an at-grade garage.
- f) The maximum height of any Accessory Building shall be 4.5 metres, except where an Accessory Building includes a permitted Additional Residential Unit, where the maximum height may be up to 6.5 metres.
- g) The maximum lot coverage of any accessory building or accessory buildings on any lot shall be no greater than 10% of the lot area.

### Additional Residential Units

- h) **Additional Residential Unit (Attached)** - A maximum of two Additional Residential Units (Attached) may be permitted in association with a single detached dwelling, semi-detached dwelling, or townhouse dwelling in accordance with the regulations specified by the Zone category in which the Additional Residential Unit (attached) is permitted, and shall be subject to the following regulations:
  - i) The Additional Residential Units (Attached) shall be permitted within the same building as a single detached dwelling, semi-detached dwelling, or townhouse dwelling, with or without an Additional Residential Unit (Detached);

- ii) The Additional Residential Units (Attached) shall be built in accordance with all relevant regulations within both the Building Code and Fire Code;
  - iii) The primary dwelling and the Additional Residential Units (attached) shall be connected to full municipal sanitary sewer and water services or private services to the satisfaction of the City; and,
  - iv) Not permitted in the Natural Environment (NE) Zone.
- i) **Additional Residential Units (Detached)** - One Additional Residential Unit (Detached) may be permitted in association with a single detached dwelling, semi-detached dwelling, or townhouse dwelling in accordance with the regulations specified by the Zone category in which an Additional Residential Unit (Detached) is permitted, and shall be subject to the following regulations:
- i) The Additional Residential Unit (Detached) shall only be permitted on the same lot as a single detached dwelling, semi-detached dwelling, or townhouse dwelling, with or without one Additional Residential Unit (Attached);
  - ii) The Additional Residential Unit (Detached) shall not be severed from the lot containing the single detached dwelling, semi-detached dwelling, or townhouse dwelling;
  - iii) The Additional Residential Unit (Detached) shall be built in accordance with all relevant regulations of both the Building Code and Fire Code;
  - iv) The primary dwelling and the Additional Residential Unit (Detached) shall be connected to full municipal sanitary sewer and water services or private services to the satisfaction of the City;
  - v) The gross floor area of the Additional Residential Unit (Detached) shall be limited to a maximum of 75 square metres;
  - vi) The additional Residential Unit (Detached) shall be placed upon a permanent footing/foundation;
  - vii) Tenants of an Additional Residential Unit (Detached) must not be required to access the unit through the primary dwelling unit. As such, an Additional Residential Unit (Detached) must have direct pedestrian access from a public street or laneway. A direct

# SECTION 4 | GENERAL PROVISIONS

pedestrian access must be by an unobstructed walkway that is built in accordance with the requirements of the *Accessibility for Ontarians with Disabilities Act*; and,

viii) Not permitted in the Natural Environment (NE) Zone.

## Home-Based Businesses

- j) The following shall apply to all Home-Based Businesses:
- i) The business or artistic activity shall be clearly an accessory use, secondary to the primary residential use;
  - ii) Does not alter the exterior character of the primary residential building as a residence, except for one lawful sign;
  - iii) Does not have any outdoor/open storage of materials, equipment or goods associated with the Home-Based Business; and,
  - iv) There shall be no exterior advertising of the Home-based Business, or the display of goods or merchandise visible from the outside of the dwelling unit which provides evidence of the use conducted therein except that notwithstanding the City of Sarnia Sign By-law, as amended. Where a Home-Based Business is established, the operator can post a sign which includes only the name of the business and the address relating to the Home-Based Business subject to the following regulations:
    - The sign shall be a fascia sign. A fascia sign is defined as an on-premises sign attached to the exterior wall of a building and projecting not more than 0.15 metres and with the sign face parallel to the wall of the building or structure;
    - The maximum sign face area shall be 0.2 square metres;
    - There shall be a maximum of one sign per dwelling unit; and,
    - Animation, neon, and flashing illumination are prohibited;
- k) A Home-Based Business shall not cause any undue, adverse impacts to adjacent residential uses, or any other sensitive land use. No Home-Based Business shall be noxious or offensive by the emission of noise, vibration, smoke, dust, odour, or other objectionable emission.
- i) **Home Occupation** - In addition to all of the regulations identified for all Home-Based Businesses, within any Dwelling Unit, a Home Occupation:

- Is small in scale, occupying a maximum of 25 percent of the Gross Floor Area of the dwelling unit, up to a maximum of 60 square metres of Gross Floor Area, whichever is less; and,
- Shall be contained entirely within the envelope of a dwelling unit;

- ii) **Artist Studio** - In addition to all of the regulations identified for all Home-Based Businesses, an Artist Studio is subject to the following regulations:
  - It is small in scale, and may occupy a maximum of 60 square metres of Gross Floor Area, or less; and
  - May be permitted within the envelope of a dwelling unit, or within an Attached or Detached Garage, or within a building accessory to the residential use; and,
- iii) **Home Industry/Maker Space** - In addition to all of the regulations identified for all Home-Based Businesses, a Home Industry/Maker Space is subject to the following regulations:
  - It is small in scale, and may occupy a maximum of 100 square metres of Gross Floor Area, or less; and,
  - May be permitted within an Attached or Detached Garage, or within a building accessory to the residential use.

## Farm Help Accommodations

- I) Farm Help Accommodation shall be subject to the following regulations:
  - i) It is a secondary use within an Agricultural (A) Zone, and it is located on the same lot as a full-time operating farm, the viability of which shall be confirmed by the Ontario Ministry of Agriculture and Food;
  - ii) If the accommodation is a single detached dwelling, it shall have a maximum gross floor area of 115 square metres, and a maximum height of 2 storeys, or 8 metres, whichever is less;
  - iii) If the accommodation is a mobile home, it shall have a minimum gross floor area of 28 square metres, or 8 square metres per resident, whichever is greater; and,
  - iv) There shall be a maximum of two buildings and/or mobile homes specifically assigned to farm help accommodations per lot within the Agricultural (A) Zone.

## Shipping Containers

- m) The following regulations apply to the storage or use of shipping containers:
  - i) The use of a Shipping Container as an accessory use and building shall be permitted in the following Zones only:
    - Prestige Employment District (PE) Zone;
    - General Employment Area (GE) Zone;
    - Highway Business District (HBD) Zone;
    - Agricultural (AG) Zone; and,
    - Waterfront (W) Zone where the main permitted use is for Boat and Ship Repair Establishments, Boat Storage Yards, Existing Terminal Grain Elevator, Rail or Water Transportation Terminals, Storage and Shipment of Goods, Warehousing, and Water Transportation Terminals.
  - ii) The permanent placement of a Shipping Container as an Additional Residential Unit (detached) shall be permitted in the Residential One (R1) Zone (R1), Residential Two (R2) Zone, and the Rural Residential (RR) Zone, and shall:
    - Be built in accordance with all relevant regulations of both the Building Code and Fire Code;
    - Be connected to full municipal sanitary sewer and water services or private services to the satisfaction of the City; and,
    - Be placed upon a permanent footing/foundation.
  - iii) A Shipping Container used for a permitted retail commercial or restaurant use, may be permitted within the Sarnia Downtown Core (DC) Zone, the Mixed-Use Corridor One (MU1) Zone and the Mixed-Use Corridor Two (MU2) Zone and shall comply with all relevant regulations of both the Building Code and Fire Code.

# SECTION 4 | GENERAL PROVISIONS

## 4.2 Construction Uses

- a) The following temporary structures shall be permitted in all Zones for on-going construction work, but only for as long as such structure is necessary, and such construction work has not been finished nor abandoned:
  - i) Construction trailers, sea/shipping containers, and tool sheds; and,
  - ii) Scaffolds or other temporary structures incidental to and necessary to support the construction activity.

## 4.3 Deeming of Non-Complying Buildings or Structures

- a) All buildings or structures erected in any Zone prior to the date of passing of this By-law that no longer comply with the provisions of the Zone within which it is located shall be deemed to be legal non-complying to the provisions of the applicable Zone in which it is located, provided that said building or structure was constructed legally in accordance with the applicable requirements in force and effect at the time of construction. Nothing in this By-law shall:
  - i) Prevent the repair or restoration of any existing, non-complying building or structure, or part thereof, to a safe condition provided that such repair or restoration does not increase the height, area or density of such building or structure and that the building or structure continues to be used for the same purpose and in the same manner as it was used on the date of passing of this By-law; and,
  - ii) Prevent an extension or an addition to a building or structure which is non-complying to this By-law provided that such extension or addition does not contravene any provision of this By-law or cause further increase to the non-compliance.

## 4.4 Deeming of Non-Conforming Uses

- a) A non-conforming use means that the lot and/or the buildings and structures on the lot are being used for a use that is not permitted by this By-law. Nothing in this By-law shall:
  - i) Make legal any use of any land, building or structure which was illegal under any previous Zoning By-law applicable within the City of Sarnia and which continues to be illegal under the provisions of this By-law;

- ii) Prevent the use of any land, building or structure for any purpose prohibited by this By-law if such land, building, or structure was legally used for such purpose on the day of the passing of this By-law, so long as it continues to be used for that purpose; and,
- iii) Prevent the erection or use for a purpose prohibited by the By-law of any building or structure for which a permit had been issued under *The Ontario Building Code Act*, as amended, prior to the date of passing of this By-law, so long as the building or structure when erected is used and continues to be used for the purpose for which it was erected and provided the permit has not been revoked in accordance with *The Ontario Building Code Act*, as amended.

## 4.5 Development Restrictions Around Railway Facilities

- a) New residential development and other sensitive land uses which require a rezoning will not be permitted within 300 metres of a rail yard.
- b) All proposed development within 75 metres of a railway corridor may be required to undertake vibration studies, to the satisfaction of the City, in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse effects from vibration that were identified.
- c) All proposed development adjacent to either a rail yard or a railway corridor shall ensure that appropriate safety measures such as setbacks, berms, and security fencing are provided, to the satisfaction of the City in consultation with the appropriate railway.
- d) The following standards shall apply to development proposed on lots abutting either the Canadian National Railways rail yard or their main line, known as the Strathroy Subdivision Line:
  - i) The minimum building setback for residential, institutional, commercial and recreational facilities is 30 metres in conjunction with a 2.5 metre high berm. In the absence of a safety berm, a 120 metre setback is required;
  - ii) The minimum building setback for development within the Prestige Employment District (PE) Zone is 15 metres in conjunction with a 2 metre high earthen berm. In the absence of a safety berm, a 60 metre setback is required; and,
  - iii) The minimum building setback for development within the General Employment Area (GE) Zone is 15 metres. No safety berm is required.

## 4.6 Development Restrictions Around the Sarnia Chris Hadfield Airport

- a) In addition to the use restrictions within the Airport (A) Zone, new residential development and other sensitive land uses are not permitted above the 30 NEF contour as illustrated on Zoning Maps 3, 5, 6, 10, and 11.
- b) Redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses may be considered above the 30 NEF contour if it can be demonstrated by the proponent that there will be no negative impact on the long-term function of the airport.
- c) The maximum height of any land, building, structure or object or any addition to any existing building or structure or object located in the area shown as the "Outer Surface" on Schedule "C", shall be 45.0 metres and subject to the relevant Zoning Regulations of the applicable Zone category and the provisions of the Zoning Regulations respecting the Sarnia Chris Hadfield Airport made by the Governor in Council pursuant to Section 4.4 of the *Aeronautics Act*, S.C. 1985, Chapter 28, whichever is less, and:
  - i) Lands located within the "Approach and Transitional Surfaces" of the landing strips of the Sarnia Chris Hadfield Airport shall be subject to the Zoning Regulations respecting Sarnia Airport made by the Governor in Council pursuant to Section 5.4 of the *Aeronautics Act*, S. C. 1985, Chapter 28; and,
  - ii) All development or redevelopment proposals on lands described in this section shall be subject to the approval by the management authority of the Sarnia Chris Hadfield Airport.

## 4.7 Driveways

- a) Within any Residential Zone, the maximum Front Yard Lot Coverage by a Driveway shall be 50%. A Driveway shall not be located within a required Sight Triangle.

## 4.8 Easement

- a) Notwithstanding any other provision of this By-law to the contrary, no part of any easement in favour of the City or public utility shall be obstructed by any structure, or building, from the ground to the sky unless written approval has been obtained by the applicable authority.

# SECTION 4 | GENERAL PROVISIONS

## 4.9 Fences

- a) Fence regulations will be included in a separate By-law adopted under the *Municipal Act*, and all fences will be subject to the regulations contained therein, and are not subject to this By-law.

## 4.10 Food Trucks

- a) Food truck regulations will be included in a separate By-law adopted under the *Municipal Act* and all food trucks shall be subject to the regulations contained therein.

## 4.11 Frontage on a Public Road

- a) No building or structure may be developed in any Zone unless the lot upon which such building or structure is to be erected fronts upon an open publicly owned and maintained road.
- b) For the purpose of this By-law a public road does not include an unopened road allowance, or an unassumed road on a Registered Plan which has been deemed not to be a Registered Plan under the provisions of the *Planning Act*, as amended.
- c) The above provisions shall not apply to prohibit the erection of any building on a lot on a Registered Plan of Subdivision or a Registered Plan of Condominium where a subdivision or condominium agreement has been entered into, but the public roads will not be assumed until the end of the maintenance period.
- d) The above provisions shall not apply to development on an existing lot of record that has frontage on an existing private road that is recognized by the City.

## 4.12 Height Exemption

- a) Any height limitations stipulated by this By-law shall not apply to steeples, spires, belfries, cupolas, or mechanical penthouses which are not used as a dwelling unit. In addition, chimneys, ventilators, flagpoles, skylights, water tanks, windsocks, solar collectors, windmills, silos, grain elevators, movie screens, telecommunications towers, public utilities, or similar structures, are not subject to the height limitations of this By-law, nor do the height limitations apply to any necessary mechanical structures or electrical supply facilities usually situated above the roof level.

## 4.13 Inland Watercourses Special Building Setbacks

- a) Notwithstanding any of the regulations contained in this By-law, no person shall erect any building or structure in any zone closer than 15 metres to the limit of any watercourse or municipal open drain where draft fill lines and floodlines are not available.

## 4.14 Lake Huron Shoreline Management Area Regulations

The 2011 Lake Huron Shoreline Management Plan Update by the St. Clair Region Conservation Authority (SCRCA) addresses 180 kilometres of Lake Huron Shoreline within the jurisdiction of the Authority, extending from Canatara Park in Sarnia to McRae Point in Lambton Shores. The Shoreline Management Plan (SMP) describes the coastal processes for the shoreline reaches within the study area and defines the meaning of the flooding hazard, erosion hazard, and dynamic beach hazard based on the Provincial Policy, using the approach recommended by the Province.

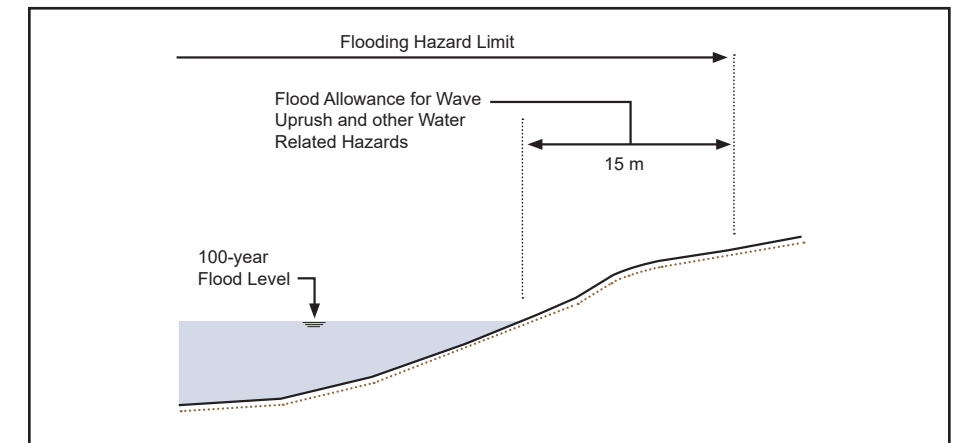
### Flooding Hazard

- a) The flooding hazard ('Flooding Hazard Limit') is the combination of the 100-year flood level plus an allowance for wave uprush and other water related hazards (ILLUSTRATION A). For the Sarnia area, the 100-year flood level for Lake Huron is 178.0 metres CGD (Canadian Geodetic Datum). The flooding allowance is 15 metres, measured horizontally from the location of the flood level. New development along the Lake Huron shoreline is not permitted within the Flooding Hazard Limit.

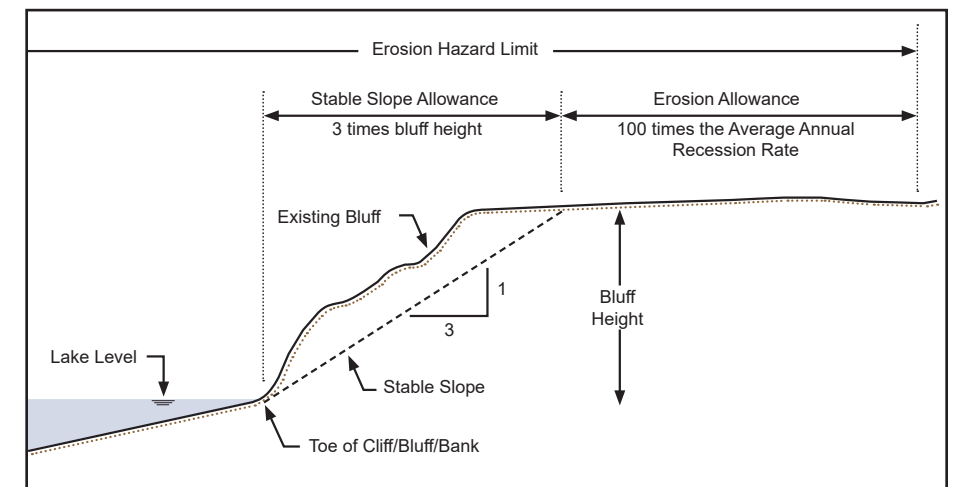
### Erosion Hazard

- b) The erosion hazard is determined using a two-step process. In Step 1, the erosion hazard is calculated as the sum of the stable slope allowance plus an erosion allowance of 100 times the average annual recession rate. The stable slope allowance is calculated as 3 times the height of the slope, measured horizontally from the toe of the slope, or as determined through a study using accepted engineering and scientific principles. Average annual recession rates were calculated along the Sarnia shoreline for all reaches where the erosion hazard applies. A minimum erosion allowance of 30 metres is used if recession data is not available. (ILLUSTRATION B)

**ILLUSTRATION A – FLOODING HAZARD LIMIT**  
100-year flood level plus 15 metres for wave uprush and other water related hazards measured horizontally



**ILLUSTRATION B – EROSION HAZARD LIMIT (STEP 1)**  
100 times the average annual recession rate measured from the stable slope allowance.



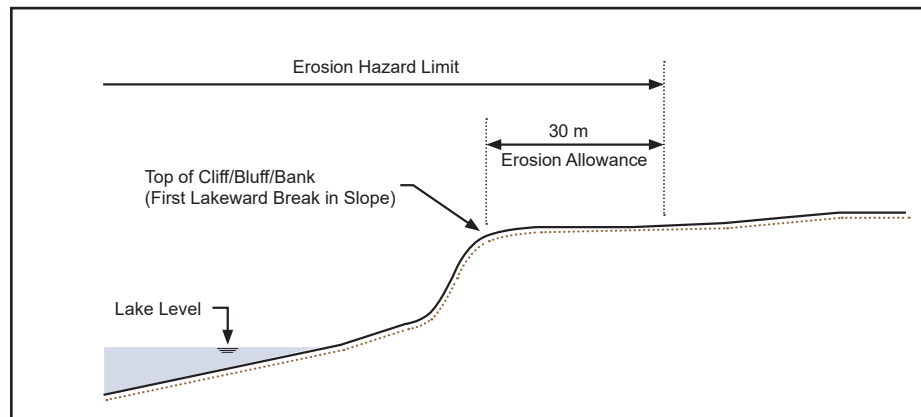
# SECTION 4 | GENERAL PROVISIONS

## Erosion Hazard b) cont.

In Step 2, the landward limit of the erosion hazard is calculated as a 30-metre erosion allowance measured landward from the top of the shoreline cliff, bluff, or bank, or the first landward break in the slope. (ILLUSTRATION C)

The greater of the landward measurements from Steps 1 and 2 determines the landward limit of the erosion hazard.

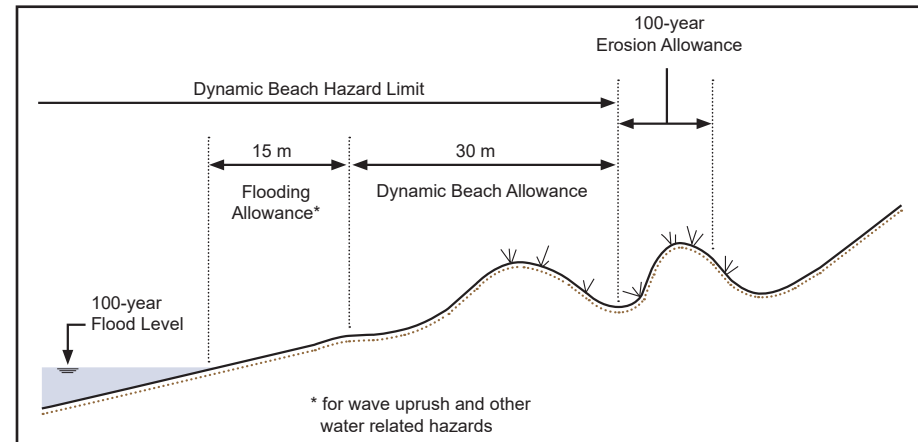
**ILLUSTRATION C – EROSION HAZARD LIMIT (STEP 2)**  
30 metres from the top of cliff/bank/bluff or first landward break in slope



## Dynamic Hazard

- c) The dynamic beach hazard involves calculating the cumulative impact of the flooding hazard, erosion allowance and a dynamic beach allowance. The dynamic beach hazard is defined as the landward limit of: the flooding hazard (100-year flood level plus a 15 metre flood allowance for wave uprush and other water related hazards) plus a 30 metre dynamic beach allowance, plus a 100-year erosion allowance, or the landward limit of the flooding hazard plus a dynamic beach allowance based on a study using accepted scientific and engineering principles, plus a 100-year erosion allowance (ILLUSTRATION D). The dynamic beach allowance is intended to permit the natural erosion and accretion of the beach/dune system in response to variable lake levels and storm events.

**ILLUSTRATION D – DYNAMIC BEACH HAZARD LIMIT**  
Flood Hazard (100-year flood level plus 15 metres for wave uprush and other water related hazards) + 30 metre dynamic beach allowance + 100-year erosion allowance.



## Shoreline Management Plan Area

- d) In the 2011 Shoreline Management Plan Update, 12 shoreline reaches were identified through a comprehensive shoreline study as provided in **Table 2**. Reach 1, 5, and 12 were identified as dynamic beach areas.

To recognize the severity of the hazard on shoreline lands, the Lake Huron shoreline is divided into high hazard and medium hazard areas. The high hazard area is identified as Shoreline Management Area 1 and the medium hazard area is identified as Shoreline Management Area 2. A summary of development guidelines applicable to shoreline properties is provided in **Table 3**.

Shoreline Management Area 1 is considered to be a high hazard area, and development is generally prohibited, with the exception of shoreline erosion protective works. Shoreline Management Area 2 is considered to be a medium hazard area where development may be permitted, but new development, such as new dwellings or lot creation, is to be located outside of areas impacted by natural hazards (Shoreline Management Area 2).

**TABLE 2**

Reach	Description	Governing Hazard (Greatest Hazard Limit)
1	Canatara Park (Lake Chipican Drive)	Dynamic Beach
2	Woodrowe Avenue to Beach Lane	Erosion
3	Beach Lane to Tudor Close to Winton Road to Edgewater Court	Erosion
4	Braemar Lane to Haight Lane	Erosion
5	Lake Huron Parkway to Hillcrest Drive to Nesbit Drive	Dynamic Beach – Site Specific Study Updated in 2016
6	Lakeshore Road to Modeland Road to Blackwell Sideroad	Erosion
6a	Lakeshore Road past Blackwell Sideroad to Telfer Sideroad	Erosion
7	Huron Shores Drive to west of Perch Creek (Cull Drain)	Erosion
8	Perch Creek (west of Lambert Road) to Passingham Drive (Mike Weir Park)	Erosion
9	Old Lakeshore Road (Eldorado Street (Mike Weir Park) to Kenwick Street)	Erosion
10	Kenwick Street to Westgate Crescent	Erosion
11	Old Lakeshore Road (Helen Avenue to Cow Creek)	Erosion
12	Cow Creek (Huronview Drive) to Lakeview Trail	Dynamic Beach

# SECTION 4 | GENERAL PROVISIONS

TABLE 3

Development Type	Shoreline Management Area 1	Shoreline Management Area 2
Existing Dwellings	Permitted	Permitted
Repairs/ maintenance to existing dwellings	Permitted	Permitted
Interior alterations to existing dwellings	Permitted	Permitted
Additions to existing dwellings (1)	<p>Not permitted in the Flood Hazard Limit, Stable Slope Allowance, or Dynamic Beach Hazard Limit.</p> <p>Additions less than 30% of the area of the existing dwelling may be permitted in Shoreline Management Area 1 if the erosion rate is less than 0.3 m/year and the slope stability is addressed.</p> <p>Additions equal to or greater than 30% of the area of the existing dwelling are not permitted within Shoreline Area 1 erosion hazard. (2)</p>	<p>Additions less than 30% of the area of the existing dwelling may be permitted in Shoreline Management Area 2 if it is located landward of the foredune, and the design must minimize dune impact. Additions may be permitted depending on the erosion rate. Coastal assessment and/or protection must meet established coastal professional engineering standards and procedures.</p> <p>Additions equal to or greater than 30% of the area of the existing dwelling may be permitted within Shoreline Management Area 2 provided they are located landward of the foredune and existing dwelling, and the design must minimize dune impact. Additions may be permitted depending on the erosion rate. (2)</p>

Development Type	Shoreline Management Area 1	Shoreline Management Area 2
Unattached garages and accessory structures	Not Permitted	<p>Not permitted within the Dynamic Beach Hazard Limit.</p> <p>May be permitted dependent upon erosion rate and landward of the existing dwelling. (2)</p>
Septic Systems	Not Permitted	Permitted, provided they are landward of the existing dwelling and flood and/or erosion hazards are appropriately addressed.
New Dwellings	Not Permitted	<p>Permitted provided that dwellings should only be built within Shoreline Management Area 2 if it is not feasible or practical to build a dwelling landward of Shoreline Management Area 2 and provided that flooding and/or erosion hazards are appropriately addressed. (2)</p> <p>Permitted provided impacts to dunes is minimized and outside the critical main dune feature.</p>
Rebuilding of existing dwelling destroyed by forces other than flooding and/or erosion	Permitted if the dwelling is the same size and utilizes the maximum lot depth (most landward location) and provided that flooding and erosion hazards are appropriately addressed. (2)	Permitted provided the dwelling is located in the most landward location and design minimizes dune impact and provided that flooding and erosion hazards are appropriately addressed. (2)
Multi-lot severances and subdivisions	Not Permitted	Not Permitted
Infilling severances	Not Permitted	Permitted (3)

Development Type	Shoreline Management Area 1	Shoreline Management Area 2
Decks not connected to an existing dwelling	<p>Not permitted within the flood hazard limit or dynamic beach hazard limit.</p> <p>May be permitted within the erosion hazard provided it is located no closer than 3 m to the top of bank and is not connected to the dwelling. Size restrictions may apply</p>	Permitted, if landward of the foredune, size restrictions may apply and design must minimize impact to dune

**NOTES**

1. Additions are expressed as a percentage of the ground floor area of the dwelling existing on the date of adoption of this By-law.
2. Addressing the flooding and/or erosion hazards in conjunction with the development or redevelopment of a shoreline property can take the form of structural or non-structural measures, or a combination of these measures to reduce potential damages. These measures may include (but are not limited to) moveable dwelling designs, dwelling relocation, bluff stabilization measures, protection works, drainage and beach nourishment. Where protection works are proposed as a means to address the hazards, these works should meet established standards and procedures.
3. Where it has been demonstrated to the satisfaction of the City and the Conservation Authority that an appropriate building envelope can be established outside of the regulated area.

# SECTION 4 | GENERAL PROVISIONS

## 4.15 St. Clair River Shoreline Management Regulations

- a) For the St. Clair River shoreline in Sarnia, the Ministry of Natural Resources has determined the 1:100 year flood level to be between 177.9 metres and 177.3 metres CGD from North to South along the shoreline of the St. Clair River. The flooding hazard limit for the St. Clair River is the 100-year flood level plus 5 metres, measured horizontally from the location of the flood level, to account for wave uprush and other wave related processes. For lots within 50 metres of the St. Clair River, or 50 metres of the St. Clair River floodline, the required minimum elevation of any openings to new buildings shall be 178.3 metres. No development should be permitted within the 3 metre setback from the current St. Clair River top of bank.
- b) For lots bordering the St. Clair River that have no shoreline erosion protection, a new habitable building will be required to have a minimum setback of 15 metres. Additions to existing habitable buildings that have less than the required setback from the top of the shoreline bank along the St. Clair River are permitted provided the addition does not reduce the existing setback.

## 4.16 Loading Space Requirements

### General Loading Space Requirements

- a) Required loading spaces shall be located in rear and side yards. No loading space may be located within any required front yard.
- b) Loading space(s) shall be provided in accordance with the following general provisions:
  - i) Required general loading spaces shall be provided on the same lot occupied by the building or structure which requires such loading spaces but shall not form part of any driveway;
  - ii) Each required loading space shall have minimum dimensions of 9 metres long, 3.5 metres wide, and a minimum vertical clearance of 4.5 metres;
  - iii) Access to loading spaces shall be provided by one or more driveways which have a minimum unobstructed width of at least 3.5 metres;

- iv) All loading spaces and driveways shall be provided and maintained with a stable surface which is treated in a manner to prevent the raising of dust or loose particles and shall be drained in a manner to prevent the pooling of surface water or the flow of surface water to adjacent lots; and,
- v) When a building or structure has insufficient loading spaces, to comply with the applicable requirements on the date of passing of this By-law, it shall not be interpreted that the deficiency be rectified. If any addition is made to the building or structure which increases the total floor area, additional loading spaces shall be provided, as required, for the total floor area of such addition.

### Residential Loading Space Requirements

- c) A minimum of one (1) loading space shall be provided and maintained for every residential apartment building that is greater than 10 metres in height.

### Non-residential Loading Space Requirements

- d) For Mixed-use buildings and non-residential buildings the minimum number of loading spaces required on a lot shall be based on the total gross floor area of all buildings or parts of buildings on the lot which are devoted to those non-residential uses for which loading spaces are required, in accordance with the following:
  - i) 1 loading space required for 250 square metres, but less than 4,000 square metres; and,
  - ii) 1 additional space for each 10,000 square metres, or part thereof in excess of 4,000 square metres.

## 4.17 Existing Lots with less Lot Area and/or Lot Frontage than Required

- a) Where a conveyable lot existing on the date of passing of this By-law had less than the minimum lot area and/or lot frontage than that required by this By-law, or where a lot was or is created as a result of an expropriation, or conveyance to the City or other applicable road authority, such lot may be used and a building or structure may be altered, erected or used on such lot provided that the use, building or structure is permitted in the Zone the lot has at least 80% of the required lot area and/or lot frontage, and all other requirements of this By-law are met.

## 4.18 Lots with more than One Zone

- a) Where a lot is included within two or more Zones, each portion of the lot shall be used in accordance with the provisions of the applicable Zone.

## 4.19 Minimum Distance Separation

- a) Notwithstanding the provisions of this By-law, the following setbacks shall apply:
  - i) No dwelling unit, recreational use, or institutional use shall be established or enlarged within the specified distance as set out in the Minimum Distance Separation Formula One of any building or structure used for the raising, breeding or keeping of livestock, excluding a dwelling unit on the same lot as the livestock use, except in accordance with the requirements of the Minimum Distance Separation Formula One;
  - ii) No building or structure used or intended to be used for the raising, breeding, or keeping of livestock or manure storage shall be established or enlarged on a lot except in accordance with the requirements of the Minimum Distance Separation Formula Two; and,
  - iii) Notwithstanding i) and ii) above, "Minimum Distance Separation" shall not apply to apiaries, assembly yards, fairgrounds, feed storages, field shade shelters, greenhouses, kennels, livestock facilities less than 10 square metres in gross floor area, machinery sheds, mushroom farms, pastures, stockyards, or temporary field nutrient storage sites.

## 4.20 Model Homes

- a) Notwithstanding the provisions of this By-law, model home, temporary sales office use, and associated parking are permitted in any Zone, provided said uses are located on lands within a draft approved or registered plan of subdivision and have been approved by way of an agreement with the City. The number of model homes to be permitted shall be identified in the agreement.

# SECTION 4 | GENERAL PROVISIONS

## 4.21 Outside Lighting Facilities

- a) Illuminated signs and exterior lighting installed on a lot to illuminate parking areas, driveways, loading areas, storage areas, buildings, or decorative building elements shall be so arranged as to direct light away from abutting lots and adjacent residential uses.

## 4.22 Outdoor Open Storage

- a) In addition to the applicable Zone provisions, except for any outdoor open storage permitted in conjunction with a permitted agricultural use, the following shall apply:
  - i) Outdoor open storage is only permitted as an accessory use to a permitted industrial use located on the same property;
  - ii) No outdoor open storage shall be permitted in any front or exterior side yard;
  - iii) All outdoor open storage areas shall be screened from view from any street or Residential Zone with a landscaped planting strip, a screen fence or decorative wall, or combination thereof. The required screen fence or decorative wall shall be no less than 2 metres in height;
  - iv) Outdoor open storage shall not be located closer than 10 metres to a street;
  - v) Outdoor open storage shall not exceed 3 metres in height; and,
  - vi) No parking spaces or loading spaces, as required by this By-law, shall be used for purposes of outdoor open storage.

## 4.23 Parking Regulations

### Dimensions of Parking Spaces

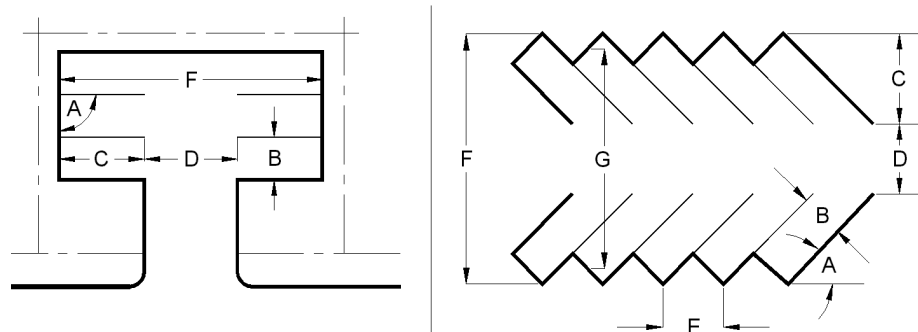
- a) Each parking space shall have a minimum width of 2.75 metres and minimum length of 5.5 metres, except for a parallel parking space which shall have a minimum width of 2.5 metres and a minimum length of 6.1 metres.

Notwithstanding the minimum length dimensions of this provision, where a parking space is provided in any Residential One (R1) Zone, Residential Two (R2) Zone, or Suburban Residential (SR) Zone that abuts a municipal right-of-way, said parking space shall have a minimum length of 6 metres.

- b) Parking spaces and associated aisles shall be required to have the following minimum dimensions, as shown in **Table 4** and associated graphics.

**TABLE 4**

Parking Angle (degrees)	Stall Width	Stall to Curb Length	Aisle Width	Curb Length per Car	Curb to Curb Width	Centre to Centre Width
A	B	C	D	E	F	G
90	2.75m	5.5m	7.3m	2.75m	18.3m	18.3m
90	3.0m	5.5m	6.0m	3.0m	17.0m	17.0m
60	2.75m	6.1m	5.0m	3.1m	17.2m	15.7m
45	2.75m	5.8m	4.5m	4.0m	16.1m	14.2m
30	2.75m	5.1m	4.0m	5.3m	14.2m	11.9m



## General Parking Space Provisions

- c) The owner of any building, structure, or use shall provide and maintain parking spaces on the same lot and within the same Zone as the building, structure, or use requiring said parking spaces, unless otherwise permitted by this By-law, in accordance with the criteria of each Zone and the parking provisions of this By-law.

## Use of Parking Spaces

- d) Parking spaces required by this By-law shall be used only for the parking of operative motor vehicles bearing a valid motor vehicle license plate and for vehicles normally incidental to the permitted uses for which such parking spaces are required, provided that no parking area within a Residential Zone shall be used for the parking or storage of any commercial motor vehicle weighing in excess of 3,000 kg, or has a length greater than 6 metres or a height greater than 2.6 metres.

## Minimum Parking Space Requirements

- e) Where the calculation of parking requirements results in a fraction of a parking space being required such fraction shall be considered one parking space for the purpose of determining the total number of parking spaces required for the use.
- f) When a building, structure or lot contains more than one type of use, the parking space requirement for all uses on the lot shall be the sum of the requirements for each separate use unless otherwise specified in this By-law. For Campus-Form Buildings or a Shopping Centre, parking requirements may be averaged in recognition of the opportunities to share the parking facilities among uses.
- g) Where parking is required under this Section, parking for employees and/or occupants of Additional Residential Units may be provided on the Lot in tandem to a maximum of two vehicles parked in tandem.
- h) Minimum off-street parking requirements for motor vehicles shall be provided at the rate set out in the following **Table 5**.

# SECTION 4 | GENERAL PROVISIONS

**TABLE 5**

Residential Uses	
Apartment Dwellings	1 parking space per unit and 0.20 parking spaces per unit for visitors.
Additional Residential Unit	1 parking space for the first Additional Residential Unit. No additional parking spaces shall be required for the second or third Additional Residential Unit  Parking for occupants of Additional Residential Units may be provided on the Lot in tandem to a maximum of two vehicles parked in tandem.
Single Detached Dwelling Semi-Detached Dwelling Triplex Dwelling FourPlex Dwelling Multiple Dwelling Townhouses	1 parking space per dwelling unit
Housing Deemed to be "Affordable"	0.75 of a space per affordable dwelling unit as defined in the Community Improvement Plan
Short-Term Accommodation	1 space for the Single Detached Dwelling, plus 1 parking space per guest room
Lodging House	1 space/2 beds
Commercial Uses	
Convention/Conference Facilities	3 spaces per 100m <sup>2</sup> of GFA
Hotel	1 parking space per guest room, plus 1 space/employee/shift, plus the required parking spaces for any ancillary uses
Restaurant, Adult Entertainment Facility	10 spaces per 100m <sup>2</sup> of GFA
Office Uses Medical Office/Clinic Veterinary Office/Clinic Convenience Retail Store	3 spaces per 100m <sup>2</sup> of GFA
Retail and Service Commercial Uses	4.25 spaces per 100m <sup>2</sup> of GFA
Auto-Oriented Uses	5 parking spaces, or 3 spaces per 100 m <sup>2</sup> of GFA, whichever is greater

Rural/Agricultural Uses	
Kennel, Agri-Tourism Uses	1 parking space per 50m <sup>2</sup> of GFA
Agricultural Uses Farm Help Accommodations	2 spaces per dwelling unit 1 space per 2 beds
Agriculture-Related use	1 parking space per 100m <sup>2</sup> of GFA
Industrial Uses	
All Industrial Uses	The lesser of 2 spaces per 100m <sup>2</sup> of GFA or 1 space/employee/shift
Associated retail sales	4 parking spaces per 100m <sup>2</sup> of GFA
Recreation/Entertainment Uses	
Golf Course	5 parking spaces per hole
Entertainment Facility, Recreational Facility, Private Club	1 parking space per 4 persons maximum design capacity
Restaurant in conjunction with a Golf Course, Entertainment Facility, Recreation Facility	4 spaces per 100m <sup>2</sup> of GFA
Cultural Facilities and Emergency Service Facilities	
Cultural Facility, Emergency Service Facility, and Institutional Uses	3 spaces per 100m <sup>2</sup> of GFA
Elementary School	1.5 parking spaces per classroom or teaching area, plus 10 spaces per 100m <sup>2</sup> of GFA in the auditorium/ gymnasium
Secondary School	5 parking spaces per classroom or teaching area, plus 10 spaces per 100m <sup>2</sup> of GFA in the auditorium/ gymnasium
Commercial School	1 parking space per staff member plus 1 per 30m <sup>2</sup> of classroom floor space
College	1 parking space per 75m <sup>2</sup> of academic buildings
Place of Worship	1 parking space per 6 person design capacity
Day Care Facilities	2.5 spaces per 100m <sup>2</sup> of GFA

Additional Needs Housing	
Long Term Care Facility Residential Care Home	1 space per 3 beds, plus 0.25 spaces per 3 beds for visitors
Group Home Respite Care Facility Emergency Housing Facility Community House Transitional Housing Facility Any other Additional Needs Housing Facility not listed herein	2 spaces, plus 0.5 of a space per bed
Supportive Housing	2 parking spaces per unit and 0.50 parking spaces per unit for visitors/care providers

- i) Notwithstanding the parking requirements identified within **Table 5**, there shall be no parking requirement for permitted uses, with the exception of any residential dwellings, within the following Areas and Zones:
- i) The Downtown Core (DC) Zone;
  - ii) The Mixed-Use Corridor Two (MU2) Zone, on the east side of East Street between Maple Avenue and Kathleen Avenue; and,
  - iii) The Mixed-Use Corridor Two (MU2) Zone, located on Mitton Street, between Wellington Street and Davis Street.

# SECTION 4 | GENERAL PROVISIONS

## Accessible Parking Regulations

- j) Specially designated spaces shall be provided for use by persons with disabilities in parking areas serving commercial, institutional, industrial, and multi-residential developments.
- k) Two types of parking spaces for the use by persons with disabilities are:
  - A "Type A" parking space is required to be a minimum width of 3.4 metres and a minimum length of 5.5 metres with signage that identifies that the space is "van accessible"; and,
  - A "Type B" parking space is required to be a minimum width of 2.6 metres and a minimum length of 5.5 metres. Between a "Type A" and a "Type B" parking space an access aisle of 1.5 metres must be marked and provided.
- l) All accessible parking spaces are to be provided, painted, maintained, and signed "reserved parking for the use of persons with disabilities", in accordance with **Table 6**.

**TABLE 6**

Total Number of Parking Spaces in the Parking Area	Required Number of Accessible Parking Spaces Required
1 to 25	1 A-Type Space
26 to 50	1 A-Type Space plus 1 B-Type Space
51 to 100	2 A-Type Spaces plus 2 B-Type Spaces
Greater than 100	As per Ontario Regulation 413/12 of the <i>Accessibility for Ontarians with Disabilities Act</i>

## Bicycle Parking Regulations

- m) Bicycle parking facilities shall be required at a rate of 0.5 of a space per dwelling unit for all apartment buildings, and the residential components of any permitted mixed-use building within any Zone, constructed after the effective date of this By-law. These required bicycle parking facilities shall be fully enclosed within the building envelope.

- n) For all non-residential uses within the Downtown Core (DC) Zone, Mixed-Use Corridor One (MU1) Zone, Mixed-Use Corridor Two (MU2) Zone, and Institutional (I) Zone bicycle parking spaces shall be provided at a minimum rate of 40% of the required motor vehicle parking spaces for the non-residential use, for any building constructed after the effective date of this By-law. These bicycle parking spaces are in addition to any required bicycle parking spaces required for the associated residential dwellings in a mixed-use building. The non-residential bicycle parking spaces may be provided outdoors.

## Electric Vehicle Supply Equipment

- o) Parking spaces required or provided for any use may be used as part of electric vehicle supply equipment, whether or not a fee is charged for the use of such Electric Vehicle Supply Equipment.

### 4.24 Patios

- a) Patios are a permitted accessory use for all residential dwelling units that have access to grade in a rear or exterior side yard, in accordance with all City regulations, policies and by-laws.
- b) A commercial patio or a temporary commercial patio shall be permitted in accordance with all City regulations, policies, and by-laws provided that a restaurant, retail use, or artisan studio/maker space is a permitted use in the Zone.
- c) Notwithstanding anything to the contrary, a commercial patio or a commercial temporary patio shall not be permitted in any yard abutting the Residential One (R1) Zone, Residential Two (R2) Zone, or Suburban Residential (SR) Zone.
- d) A commercial patio or a temporary commercial patio:
  - i) Shall be setback at least 1.5 metres from any fire hydrant, at least 0.6 metres from any gas assets or meters and at least 1.5 metres from any utility vault; and,
  - ii) Shall not be located in a sight triangle or fire route.

- e) Notwithstanding anything to the contrary, a temporary commercial patio may occupy the required parking spaces for the restaurant it serves in accordance with the following provisions:

- i) Where the restaurant occupies a stand-alone building, the temporary commercial patio may occupy a maximum of 50% of the parking area for the restaurant;
- ii) Where the restaurant is in a multi-unit building, the temporary commercial patio may occupy the parking spaces that are directly in front of the restaurant but shall not occupy or obstruct the only parking aisle; and,
- iii) Notwithstanding the above, a temporary commercial patio shall not occupy any accessible or bicycle parking space unless an alternative accessible or bicycle parking space is provided.

### 4.25 Prohibited Forms of Dwelling Units

- a) No truck, bus, coach, street car body, or railway car, or other motor vehicle whether or not the same is mounted on wheels or other form of mounting or foundation, or temporary structures such as tents, recreational vehicles, quonset hut, yurt, school portables, or unmodified shipping containers shall be used as a dwelling unit except for a mobile home or trailer where specifically permitted by this By-law.

### 4.26 Replacement Dwelling/Building

- a) In all zones, the continued use of an existing dwelling or building on a lot during the construction of a dwelling or building intended to replace such dwelling or building is permitted, provided that:
  - i) In no case may such existing building remain un-demolished on the lot for longer than 60 days after the building intended to replace such existing building is ready in whole or in part for occupancy, or 2 years after the date of issue of the building permit for the building intended to replace such existing building, whichever comes first;
  - ii) Safety and emergency access are provided and maintained to the satisfaction of the Chief Building Official of the City of Sarnia and the Chief of the Fire Department of the City of Sarnia; and,
  - iii) There is deposited with the Chief Building Official of the City of Sarnia a sum sufficient, in the opinion of the Chief Building Official, to cover the costs of such demolition of such existing building by the City of Sarnia in the event it is not demolished within the time above stipulated.

# SECTION 4 | GENERAL PROVISIONS

## 4.27 Servicing Requirements

- a) Notwithstanding any existing condition, no person shall erect any new building or structure in any Zone within the Urban Settlement Area as identified in the City's Official Plan, unless such building or structure is serviced by piped municipal water and piped municipal sanitary services, where required to support the use, to the satisfaction of the City.
- b) Buildings and structures outside of the Urban Settlement Area as identified in the City's Official Plan, shall be provided with adequate and appropriate individual privately owned and maintained sewage treatment facilities; adequate storm drainage facilities; and adequate portable water from a public, private, or communal water supply, where required to support the use, to the satisfaction of the City.

## 4.28 Short-Term Accommodations

- a) Short-Term Accommodations are permitted in any Zone that permits a dwelling unit, subject to the following provisions:
  - i) In any Residential Zone, the Short-Term Accommodation may only be permitted in the principle residence of the Short-Term Rental operator;
  - ii) The total number of guest rooms in a Short-Term Accommodation shall not exceed three;
  - iii) No guest room shall be made available for Short-Term Accommodations unless it conforms to the standards for a bedroom as set forth by the Ontario Building Code and Property Standards By-law; and,
  - iv) No Short-Term Accommodation shall be established, unless a license is issued by the City.

## 4.29 Sight Triangles

- a) On any corner lot, in any Zone, a sight triangle shall be required. The required sight triangle shall be a minimum of 5 metres x 5 metres. Greater site triangles may be required by the City. Further, within any Zone, any building, structure or use which would obstruct or impair the vision of an operator of a motor vehicle, including any fence or vegetation which exceeds 0.75 metres above the grade of the streets that abut the lot, shall be prohibited.

- b) Notwithstanding a) above, the requirement for a sight triangle shall be waived for any corner lot within the Downtown Core (DC) Zone.
- c) Any required sight triangle shall be counted toward fulfilling the landscaped planting strip requirements of this By-law.
- d) Notwithstanding the requirements of this By-law, the sight triangle provisions of the Province of Ontario and County of Lambton shall apply to all roads within their jurisdiction.

## 4.30 Signs

- a) Sign regulations will be included in a separate By-law adopted under the *Municipal Act*, and all signage will be subject to the regulations contained therein.

## 4.31 Source Water Protection

- a) Notwithstanding any other provision of this By-law, minimum requirements for source water protection shall be as adopted within the County of Lambton Official Plan, where applicable. Where the requirements of the County are less restrictive than the requirements of this By-law, this By-law shall prevail.

## 4.32 Special Setbacks - Provincial Highways and County Roads

- a) Notwithstanding any other provision of this By-law, minimum yard requirements for any buildings or structures or signs adjacent to any Provincial Highway, County Road, or railway line shall be as required by the Ministry of Transportation and the County of Lambton, where applicable. Where the requirements of the County or Ministry of Transportation are less restrictive than the requirements of this By-law, this By-law shall prevail.

## 4.33 Swimming Pools

- a) Swimming pool regulations will be included in a separate By-law adopted under the *Municipal Act*, and all swimming pools will be subject to the regulations contained therein.

## 4.34 Temporary Uses

- a) Nothing in this By-law shall prevent the use of any land or erection or use of any building for:
  - ii) A construction camp, construction trailer, work camp, tool shed, scaffold, or other temporary building incidental to and accessory for construction work on the premises, but only for so long as may be reasonably necessary to complete such construction;
  - ii) A temporary sales office incidental to the sale of dwelling unit(s) shall comply with all regulations for any dwelling type required by the Zone in which it is located;
  - iii) Temporary tent(s) or stage(s) in a Downtown Core (DC) Zone, Mixed Use Corridor (MU1 and MU2) Zones, Institutional (I) Zone, Parks and Open Space (POS) Zone, or Waterfront (W) Zone in accordance with the following provisions:
    - Shall not be in operation for more than 5 consecutive days;
    - Shall not be subject to any minimum or maximum yard setbacks or parking requirements of the zone;
    - Notwithstanding ii) above, minimum setbacks shall apply if abutting a Residential Zone; and,
    - Shall not occupy areas devoted to barrier-free parking space(s) or loading space(s).

## 4.35 Through Lot Regulations

- a) Where a lot is a through lot, a front yard shall be provided on each street on which the lot has frontage.

## 4.36 Uses Permitted in all Zones

- a) Nothing in this By-law shall prevent the use of any lot or the erection or use of any building or structure in any Zone for the provision of the uses identified in the following list, provided that the use, building, or structure complies with the general provisions of this By-law and the provisions of the Zone in which a use, building, or structure is located:
  - i) Conservation uses and facilities;
  - ii) Parks and open spaces and open space linkages/trails;

# SECTION 4 | GENERAL PROVISIONS

- iii) Municipal service infrastructure, including sewer, water and stormwater management facilities; and,
  - iv) Public and private utilities, including electricity transmission and distribution systems, as well as telecommunication facilities.
- b) Nothing in this By-law shall prevent the use of any lot or the erection or use of any building or structure in any Zone, with the exception of the Floodway (F) Zone, for the uses identified in the following list, provided that the use, building, or structure complies with the general provisions of this By-law and the provisions of the Zone in which a use, building or structure is located:
- i) Required vehicular, accessible, and bicycle parking facilities, where accessory to a permitted use on the same lot; and,
  - ii) Transportation infrastructure, including public streets, transit facilities, any properly authorized traffic sign or signal, or a railway line.
- c) Nothing in this By-law shall prevent the use of any lot or the erection of any building or structure in any Zone, with the exception of the Natural Environment (NE) Zone and the Floodway (F) Zone, for the uses identified in the following list, provided that the use, building, or structure complies with the general provisions of this By-law and the provisions of the Zone in which the use, building, or structure is located:
- i) Emergency service facilities;
  - ii) Renewable energy systems; and,
  - iii) Wayside pits and portable asphalt plants.

## 4.37 Non-Compliance Resulting from Conveyance or Expropriations

- a) Notwithstanding any other provision of this By-law, to the contrary, any non-compliance that is created as result of a conveyance to and/or an expropriation by a public authority is deemed for the purposes of this By-law to be compliant with all applicable provisions of this By-law. Furthermore, any and all existing buildings and structures situated on a lot affected by such a conveyance and/or expropriation may be enlarged, reconstructed, repaired, renovated, or replaced provided that the enlargement, reconstruction, repair, renovation, or replacement of the existing buildings or structures complies with all other applicable requirements of this By-law.

## 4.38 Yard Encroachments

- a) Except as otherwise provided by this By-law, no part of any required yard shall be obstructed by any structure or building, or part thereof, from the ground to the sky except as identified in **Table 7**.

**TABLE 7**

Structure	Yard into which Encroachment is Permitted	Maximum Encroachment Permitted into Required Yard	
		Front yard and exterior side yard	Rear yards
Sills, beltcourses, cornices, chimney breasts, bay window, pilasters, eaves or gutters, wall overhangs/ cantilevered walls	All yards	0.6m	
Balconies, canopies, awnings, steps, unenclosed porches with or without roofs, or decks	Required front yard, rear yard and exterior side yard	1.5m	2.5m
Fire escapes or exterior staircases	Required exterior side and rear yards	1.5m	
Unenclosed ramps for wheelchair access, flag or clothes poles, private utility infrastructure	All yards	No maximum	
Air conditioning units, heat pumps, or other similar devices	Require exterior side yard, interior side yard and rear yard	1.0m	

# Section 5 Zone Provisions

# SECTION 5 | ZONE PROVISIONS

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## Residential Zones

R1	Residential One Zone
R2	Residential Two Zone
SR	Suburban Residential Zone
PR	Private Residential Community Zone

## Neighbourhood Supporting Uses

I	Institutional Zone
NC	Neighbourhood Commercial Zone

## Sarnia Downtown Core

DC	Downtown Core Zone
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## Mixed-Use Corridor Zones

MU1	Mixed-Use Corridor One Zone
MU2	Mixed-Use Corridor Two Zone

## Employment Zones

PE	Prestige Employment Area Zone
GE	General Employment Area Zone

## Highway Business District

HBD	Highway Business District Zone
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## Airport Zone

A	Airport Zone
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## Parks and Open Space Zone

POS	Parks and Open Space Zone
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## Waterfront Zone

W	Waterfront Zone
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## Rural/Agricultural Zones

RR	Rural Residential Zone
AG	Agricultural Zone

## Natural Heritage System

NE	Natural Environment Zone
F	Floodway Zone

# SECTION 5 | ZONE PROVISIONS

## 5.1 Residential Zones

The Residential Zones support a variety of housing and building types, as well as uses supporting neighbourhood living. Development within the Residential Zones will contribute to the creation of accessible, compact, connected, and walkable/bikeable neighbourhoods, with a wide range of community assets, such as parks, schools, and mixed use areas within easy access.

	R1 Residential One Zone	R2 Residential Two Zone	SR Suburban Residential Zone	PR Private Residential Community Zone
<b>Permitted Buildings and Uses</b>	<ul style="list-style-type: none"> <li>• Single Detached Dwellings</li> <li>• Semi-Detached Dwellings</li> <li>• Duplex, Triplex, and Fourplex Dwellings</li> <li>• Additional Needs Housing, in a built form otherwise permitted in this Zone</li> <li>• Lodging House, in a built form otherwise permitted in this Zone</li> <li>• Institutional Uses, in a built form otherwise permitted in this Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Street Townhouse Dwellings</li> <li>• Block Townhouse Dwellings</li> <li>• Stacked Townhouse Dwellings</li> <li>• Apartment Dwellings in a Low-Rise Apartment Building</li> <li>• Additional Needs Housing</li> <li>• Lodging House, in a built form otherwise permitted in this Zone</li> <li>• Institutional Uses, in a built form otherwise permitted in this Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Single Detached Dwellings</li> <li>• Additional Needs Housing</li> <li>• Institutional Uses, in a built form otherwise permitted in this Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Single Detached Dwellings</li> <li>• Additional Needs Housing</li> <li>• Mobile Homes</li> <li>• Modular Homes</li> <li>• Existing Campgrounds</li> </ul>
<b>Permitted Accessory Buildings and Uses</b>	<ul style="list-style-type: none"> <li>• Additional Residential Units</li> <li>• Home-Based Businesses</li> </ul>	<ul style="list-style-type: none"> <li>• Additional Residential Units</li> <li>• Home-Based Businesses</li> </ul>	<ul style="list-style-type: none"> <li>• Additional Residential Units</li> <li>• Home-Based Businesses</li> </ul>	



# SECTION 5 | ZONE PROVISIONS

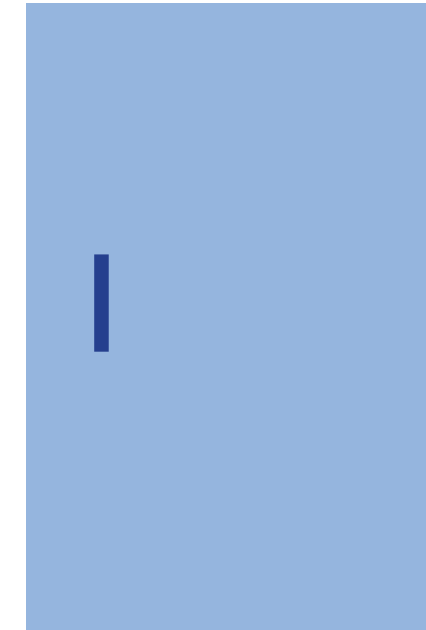
General Provisions	R1 Residential One Zone	R2 Residential Two Zone	SR Suburban Residential Zone	PR Private Residential Community Zone	
				Residential Community	Community Lots
<b>Minimum Lot Area</b>	<ul style="list-style-type: none"> <li>400m<sup>2</sup> for each Single Detached Dwelling or Lodging House</li> <li>220m<sup>2</sup> of lot area/unit for Semi-Detached, Duplex, Triplex, Fourplex Dwellings</li> <li>Minimum lot area for the form of dwelling permitted in this Zone for Additional Needs Housing</li> </ul>	<ul style="list-style-type: none"> <li>220m<sup>2</sup> of lot area/unit for Street and Block Townhouse Dwellings</li> <li>200m<sup>2</sup> of lot area/unit for permitted Stacked Townhouse Dwellings</li> <li>130m<sup>2</sup> of lot area/unit for Apartment Dwellings in a Low-Rise Apartment Building</li> <li>Minimum lot area for the form of dwelling permitted in this Zone for Additional Needs Housing</li> </ul>	<ul style="list-style-type: none"> <li>2,024m<sup>2</sup> (0.2 ha) for a lot on sandy soils</li> <li>8,094m<sup>2</sup> (0.8 ha) for a lot on clay soils</li> </ul>	<ul style="list-style-type: none"> <li>2 ha</li> </ul>	<ul style="list-style-type: none"> <li>250m<sup>2</sup></li> </ul>
<b>Minimum Lot Frontage</b>	<ul style="list-style-type: none"> <li>12.0m for each Single Detached Dwelling or Lodging House</li> <li>9.0m/unit for Semi-Detached</li> <li>18.0m for Triplex or Fourplex Dwellings</li> <li>For Additional Needs Housing, the minimum lot frontage will correspond to the requirements of the form of dwelling within which it is to be accommodated</li> </ul>	<ul style="list-style-type: none"> <li>6.0m/unit, maximum 6 units per row for Street Townhouses</li> <li>30.0m for Block Townhouses, Stacked Townhouses and Low-rise Apartment Buildings</li> <li>For Additional Needs Housing, the minimum lot frontage will correspond to the requirements of the form of dwelling within which it is to be accommodated</li> </ul>	<ul style="list-style-type: none"> <li>15.0m</li> </ul>	<ul style="list-style-type: none"> <li>30.0m</li> </ul>	<ul style="list-style-type: none"> <li>10.0m</li> </ul>
<b>Minimum Landscaped Open Space</b>	<ul style="list-style-type: none"> <li>30%</li> </ul>	<ul style="list-style-type: none"> <li>30%</li> </ul>	<ul style="list-style-type: none"> <li>50%</li> </ul>	<ul style="list-style-type: none"> <li>8%</li> </ul>	-
<b>Minimum Front Yard</b>	<ul style="list-style-type: none"> <li>4.5m</li> </ul>	<ul style="list-style-type: none"> <li>4.5m</li> </ul>	<ul style="list-style-type: none"> <li>12.0m</li> </ul>	<ul style="list-style-type: none"> <li>7.5m</li> </ul>	<ul style="list-style-type: none"> <li>4.0m</li> </ul>
<b>Minimum Rear Yard</b>	<ul style="list-style-type: none"> <li>7.5m, except for lots that abut Lake Huron, where the rear yard setback shall be determined in accordance with Section 4.13 of this By-law.</li> </ul>	<ul style="list-style-type: none"> <li>7.5m</li> </ul>	<ul style="list-style-type: none"> <li>12.0m, except for lots that abut Lake Huron, where the rear yard setback shall be determined in accordance with Section 4.13 of this By-law</li> </ul>	<ul style="list-style-type: none"> <li>6.0m</li> </ul>	<ul style="list-style-type: none"> <li>2.5m except where the lot abuts a street or public space the min. setback is 4.0m</li> </ul>
<b>Minimum Exterior Side Yard</b>	<ul style="list-style-type: none"> <li>1.5m</li> </ul>	<ul style="list-style-type: none"> <li>1.2m</li> </ul>	<ul style="list-style-type: none"> <li>3.0m</li> </ul>	<ul style="list-style-type: none"> <li>6.0m</li> </ul>	<ul style="list-style-type: none"> <li>6.0m</li> </ul>
<b>Minimum Interior Side Yard</b>	<ul style="list-style-type: none"> <li>1.2m</li> </ul>	<ul style="list-style-type: none"> <li>1.2m and 0.0m for permitted Townhouse Dwellings</li> <li>3.0m for permitted Low-Rise Apartment Buildings</li> </ul>	<ul style="list-style-type: none"> <li>1.2m and 3.0m (except where there is an attached garage - 1.2m each side)</li> </ul>	<ul style="list-style-type: none"> <li>6.0m</li> </ul>	<ul style="list-style-type: none"> <li>0.0m on one side and 1.2m on the other side</li> </ul>
<b>Separation Distance</b>	-	-	-	-	<ul style="list-style-type: none"> <li>Minimum separation of 2.4m between dwellings; any porch, carport, garage or addition to a dwelling shall be regarded as part of a dwelling for the purpose of this separation</li> </ul>
<b>Maximum Building Height</b>	<ul style="list-style-type: none"> <li>3 storeys or 11.0m, whichever is less</li> </ul>	<ul style="list-style-type: none"> <li>4 storeys or 13.5m, whichever is less</li> </ul>	<ul style="list-style-type: none"> <li>12.0m</li> </ul>	<ul style="list-style-type: none"> <li>1 storey or 3.5m, whichever is less</li> </ul>	<ul style="list-style-type: none"> <li>1 storey or 3.5m, whichever is less</li> </ul>
<b>Garage Projection</b>	<ul style="list-style-type: none"> <li>Where a garage door faces the street, the garage may project a maximum of 1.8 metres from the main front wall of the dwelling, or where there is an integrated covered porch, the garage may project a maximum of 1.2 metres in front of the covered porch, whichever is less.</li> </ul>	<ul style="list-style-type: none"> <li>Where a garage door faces the street, the garage may project a maximum of 1.8 metres from the main front wall of the dwelling, or where there is an integrated covered porch, the garage may project a maximum of 1.2 metres in front of the covered porch, whichever is less.</li> </ul>	-	-	-
<b>Garage Door Requirement</b>	<ul style="list-style-type: none"> <li>To accommodate an appropriate parking spot, garage doors shall be a minimum of 6.0m from any Front or Exterior Side Lot Line</li> </ul>	<ul style="list-style-type: none"> <li>To accommodate an appropriate parking spot, garage doors shall be a minimum of 6.0m from any Front or Exterior Side Lot Line</li> </ul>	-	-	<ul style="list-style-type: none"> <li>Any vehicular entrance to an attached garage shall be located not less than 6.0m from the front lot line</li> </ul>
<b>Parking Location</b>	<ul style="list-style-type: none"> <li>No parking is permitted in the front or exterior side yards, unless it is located on a permitted driveway</li> </ul>	<ul style="list-style-type: none"> <li>No parking is permitted in the front or exterior side yards, unless it is located on a permitted driveway</li> </ul>	-	-	-

# SECTION 5 | ZONE PROVISIONS

## 5.2 Neighbourhood Supporting Uses

The Neighbourhood Supporting Uses zones are intended to accommodate a range of uses to support the daily needs of residents, such as schools, day care, small scale commercial uses, and parks. The type and scale of development permitted in these zones can be easily integrated into neighbourhoods, within walking distance of most residents, and will contribute to more liveable and healthier communities.

General Provisions	I Institutional Zone	NC Neighbourhood Commercial Zone
<b>Permitted Buildings and Uses</b>	<ul style="list-style-type: none"> <li>• Additional Needs Housing</li> <li>• Cultural Facilities</li> <li>• Day Care Facilities</li> <li>• Emergency Housing Facility</li> <li>• Emergency Service Facilities</li> <li>• Institutional Uses</li> <li>• Recreational Facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Additional Needs Housing</li> <li>• Above Grade Residential Apartments in a Mixed-Use Building</li> <li>• Commercial Schools</li> <li>• Convenience Retail Store</li> <li>• Day Care Facilities</li> <li>• Financial Institutions</li> <li>• Live-Work Units</li> <li>• Office Uses</li> <li>• Restaurants, excluding drive-through service facilities</li> <li>• Retail and Service Commercial Uses</li> </ul>
<b>Permitted Accessory Buildings and Uses</b>	<ul style="list-style-type: none"> <li>• Office Uses</li> <li>• Parking lots and parking garages/structures</li> <li>• Retail and Service Commercial Uses</li> </ul>	<ul style="list-style-type: none"> <li>• Parking lots and parking garages/structures</li> </ul>



# SECTION 5 | ZONE PROVISIONS

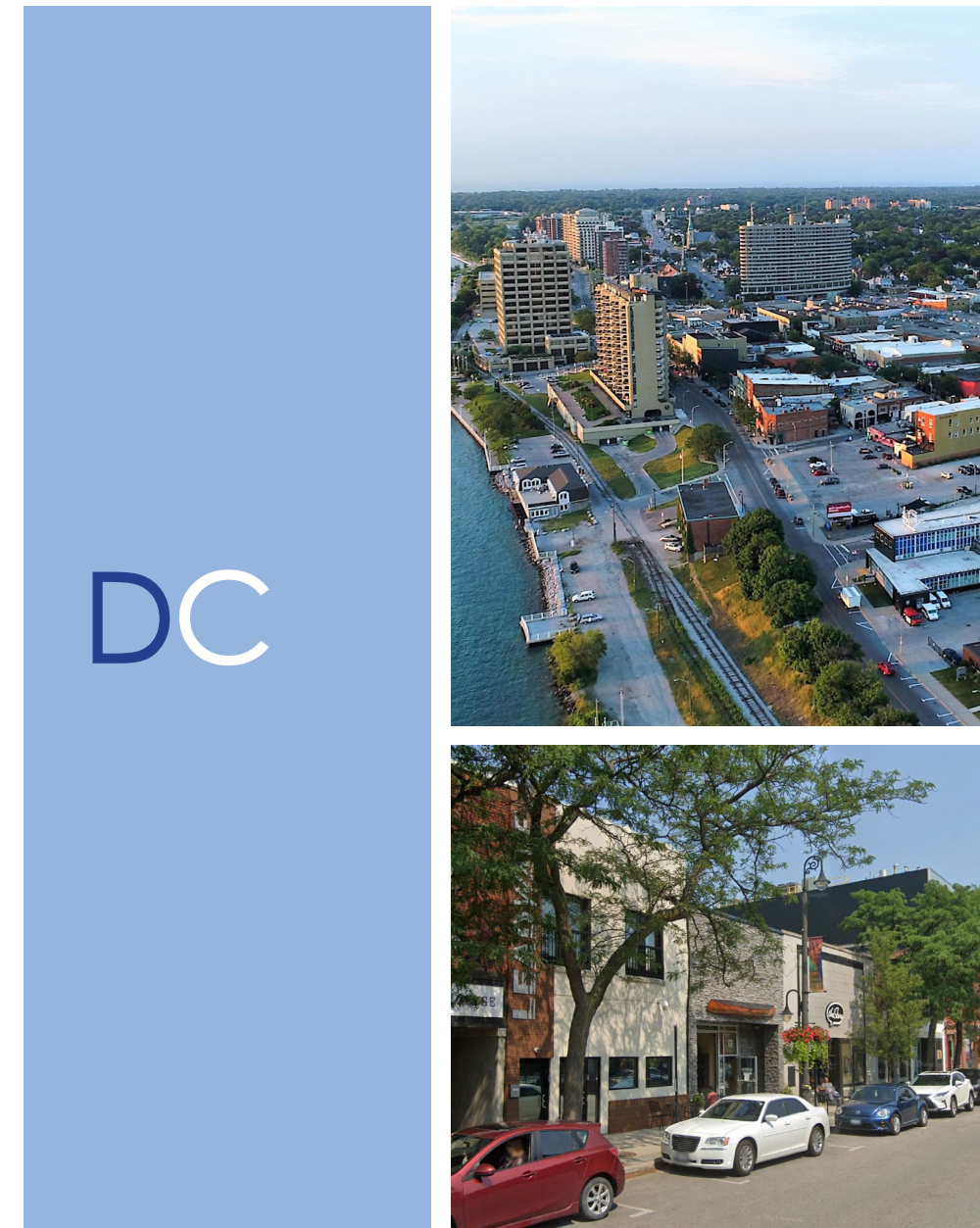
General Provisions	I Institutional Zone	NC Neighbourhood Commercial Zone
<b>Maximum Permitted Gross Floor Area</b>	-	<ul style="list-style-type: none"> <li>All Retail Uses, Service Commercial Uses, Restaurants, and Offices shall have a maximum gross floor area of 500m<sup>2</sup></li> </ul>
<b>Minimum Lot Area</b>	<ul style="list-style-type: none"> <li>130m<sup>2</sup> of lot area/unit, or 60m<sup>2</sup> of lot area/bed, whichever is greater, for permitted Additional Needs Housing</li> <li>370m<sup>2</sup> for all other permitted uses</li> </ul>	<ul style="list-style-type: none"> <li>130m<sup>2</sup> of lot area/unit, or 60m<sup>2</sup> of lot area/bed, whichever is greater, for permitted Additional Needs Housing</li> <li>130m<sup>2</sup> of lot area/unit for Apartment Dwellings in a Mixed-Use Building</li> <li>370m<sup>2</sup> for all other permitted uses</li> </ul>
<b>Minimum Lot Frontage</b>	<ul style="list-style-type: none"> <li>23.0m for colleges, universities, hospitals, and schools</li> <li>12.0m for all other permitted uses.</li> </ul>	<ul style="list-style-type: none"> <li>6.0m/unit, maximum 6 units per row for Live-Work Units</li> <li>12.0m or all other permitted uses</li> </ul>
<b>Minimum Landscaped Open Space</b>	<ul style="list-style-type: none"> <li>25% for colleges, universities, hospitals, and schools</li> <li>20% for all other permitted uses</li> </ul>	<ul style="list-style-type: none"> <li>20%</li> </ul>
<b>Minimum Landscaped Planting Strip</b>	<ul style="list-style-type: none"> <li>3.0m where abutting a rear lot line or interior side lot line of any Residential Zone</li> </ul>	<ul style="list-style-type: none"> <li>3.0m required abutting a rear lot line or interior side lot line of any Residential Zone</li> </ul>
<b>Minimum Front Yard</b>	<ul style="list-style-type: none"> <li>9.0m for colleges, universities, hospitals, and schools</li> <li>6.0m for all other permitted uses</li> </ul>	<ul style="list-style-type: none"> <li>0.0m to 3.0m</li> </ul>
<b>Minimum Rear Yard</b>	<ul style="list-style-type: none"> <li>7.5m</li> </ul>	<ul style="list-style-type: none"> <li>7.5m</li> </ul>
<b>Minimum Exterior Side Yard</b>	<ul style="list-style-type: none"> <li>6.0m for colleges, universities, hospitals, and schools</li> <li>3.0m for all other permitted uses</li> </ul>	<ul style="list-style-type: none"> <li>3.0m, except a 5.0m setback shall be provided for a side yard adjacent to any Residential Zone</li> </ul>
<b>Minimum Interior Side Yard</b>	<ul style="list-style-type: none"> <li>6.0m for colleges, universities, hospitals, and schools</li> <li>3.0m for all other permitted uses</li> </ul>	<ul style="list-style-type: none"> <li>3.0m, except a 5.0m setback shall be provided for a side yard adjacent to any Residential Zone</li> </ul>
<b>Maximum Building Height</b>	<ul style="list-style-type: none"> <li>25.0m or as defined by an Angular Plane, whichever is less, for colleges, universities, hospitals, and schools</li> <li>12.0m for any other permitted use</li> </ul>	<ul style="list-style-type: none"> <li>3 storeys or 11.0m, whichever is less</li> </ul>
<b>Angular Plane Requirement</b>	<ul style="list-style-type: none"> <li>An Angular Plane is to be implemented on any rear or interior side lot line that abuts any Residential Zone</li> </ul>	<ul style="list-style-type: none"> <li>An Angular Plane is to be implemented on any rear or interior side lot line that abuts any Residential Zone</li> </ul>
<b>Parking Location</b>	<ul style="list-style-type: none"> <li>May not be located in the front yard, except for a lane or driveway or in association with a school which was in existence as of the date of the passing of this Zoning By-law. This provision does not apply to bus drop-off areas</li> </ul>	<ul style="list-style-type: none"> <li>May not be located in the front yard, except for a lane or driveway</li> </ul>

# SECTION 5 | ZONE PROVISIONS

## 5.3 Sarnia Downtown Core

The Sarnia Downtown Core represents a key component of the City's urban structure, and is designed as a focal point for major retail, commercial, and institutional development. This area is intended to facilitate the development of a broad range of uses, including higher density residential uses, promote good urban design and provide key destinations for the evolving transit system. These objectives will be achieved through encouraging compact built form, walkability, and a mix of uses, supported by street-edge buildings with parking to the side and rear.

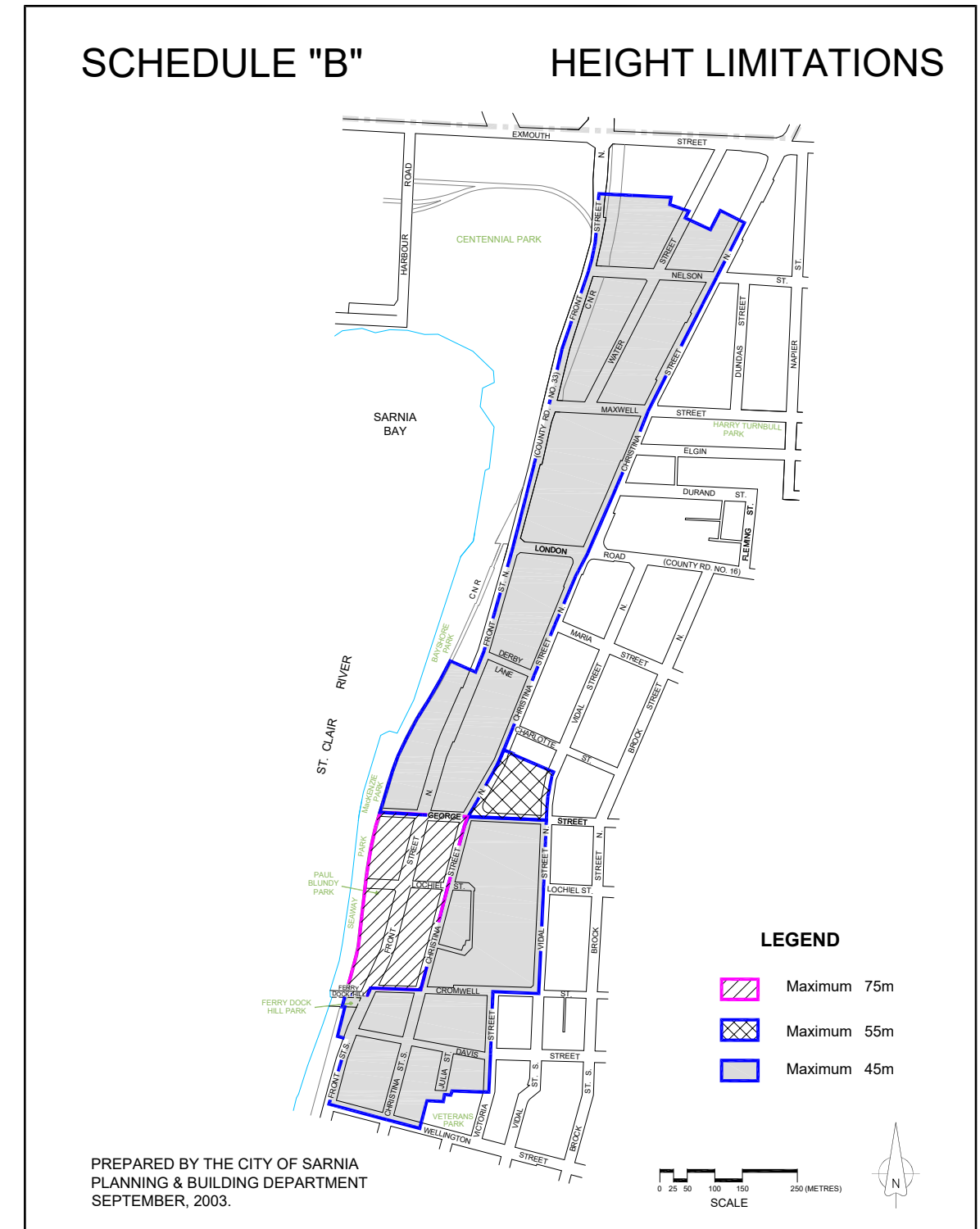
<h3 style="margin: 0;">DC</h3> <h4 style="margin: 0;">Downtown Core Zone</h4>	
<b>Permitted Buildings and Uses</b>	<ul style="list-style-type: none"> <li>Additional Needs Housing</li> <li>Apartment Dwellings in an Apartment Building, or Mixed-Use Building</li> <li>Commercial Schools</li> <li>Convention/Conference Facilities</li> <li>Cultural Facilities</li> <li>Day Care Facilities</li> <li>Emergency Housing Facility</li> <li>Entertainment Facilities</li> <li>Financial Institutions</li> <li>Funeral Homes</li> <li>Hotels</li> <li>Institutional Uses</li> <li>Live-Work Units</li> <li>Office Uses</li> <li>Payday Loan Establishments</li> <li>Recreational Facilities</li> <li>Restaurants</li> <li>Retail and Service Commercial Uses</li> <li>Small-Scale Beer, Wine, and/or Alcohol Manufacturing Facilities</li> <li>Veterinary Offices/Clinics</li> </ul>
<b>Uses Required at Grade</b>	For all lots that front onto Christina Street and Front Street it is required that the at-grade GFA be a minimum of 50% assigned to permitted non-residential land uses which may include storage space, lobby space, and/or associated amenity space. Further, those required at-grade non-residential land uses shall have their primary entrance fronting Christina Street or Front Street.
<b>Residential Conversion of an Existing Commercial Building</b>	An existing commercial building, other than a shopping centre, may be converted to provide 1 or more dwelling units. The dwelling unit or units shall be located either on the ground floor to the rear of any commercial use or on an upper floor above any commercial use.
<b>Permitted Accessory Buildings and Uses</b>	<ul style="list-style-type: none"> <li>Farmer's Markets</li> <li>Parking lots and parking garages/structures</li> </ul>



# SECTION 5 | ZONE PROVISIONS

## General Provisions DC Downtown Core Zone

<b>Minimum Lot Frontage</b>	<ul style="list-style-type: none"> <li>30.0m for Apartment Buildings, or mixed-use buildings that include residential apartments</li> <li>20.0m for all other permitted uses</li> </ul>
<b>Minimum Landscaped Planting Strip</b>	<ul style="list-style-type: none"> <li>1.5m where abutting a rear lot line or interior side lot line of any Residential Zone</li> </ul>
<b>Minimum Front Yard</b>	<ul style="list-style-type: none"> <li>There shall be no front yard except where the property fronts on a street that is designated as an arterial street; in which case, no building shall be erected closer than the proposed limit of the arterial street</li> </ul>
<b>Minimum Rear Yard</b>	<ul style="list-style-type: none"> <li>0.0m, except where abutting a Residential Zone, to be established by the application of an Angular Plane</li> </ul>
<b>Minimum Exterior Side Yard</b>	<ul style="list-style-type: none"> <li>0.0m</li> </ul>
<b>Minimum Interior Side Yard</b>	<ul style="list-style-type: none"> <li>4.5m is required where the interior side lot line abuts a Residential Zone</li> <li>0.0 m in all other instances</li> </ul>
<b>Minimum First Floor Height</b>	<ul style="list-style-type: none"> <li>4.25m</li> </ul>
<b>Minimum Building Height</b>	<ul style="list-style-type: none"> <li>7.5m</li> </ul>
<b>Maximum Building Height</b>	<ul style="list-style-type: none"> <li>No building shall exceed the height limitations as shown on Schedule B</li> </ul>
<b>Tower Separation</b>	<ul style="list-style-type: none"> <li>12.5m</li> </ul>
<b>Angular Plane Requirement</b>	<ul style="list-style-type: none"> <li>An Angular Plane is to be implemented on any rear or interior side lot line that abuts a Residential Zone</li> </ul>
<b>Parking and Loading</b>	<ul style="list-style-type: none"> <li>Vehicle parking and loading facilities shall be located in rear and side yards. No vehicular parking or loading facilities may be located within any front yard</li> <li>Parking lots shall provide a 3.0m wide landscaped strip adjacent to a street</li> </ul>
<b>Drive-Through Facilities</b>	<ul style="list-style-type: none"> <li>Drive-Through facilities are not permitted within the DC Zone</li> </ul>
<b>Amenity Area</b>	<ul style="list-style-type: none"> <li>Minimum 20% of the lot area for Apartment Dwellings in an Apartment Building, or a Mixed-Use Building that includes residential apartments. Amenity Area may be internal to the building, or on top of the structure, or outdoor at-grade, or any contribution thereof</li> </ul>



# SECTION 5 | ZONE PROVISIONS

## 5.4 Mixed-Use Corridor Zones

The Mixed-Use Corridor Zones include an array of compatible land uses including service commercial and retail uses, residential apartment buildings, institutional, and community uses. The Zones will provide people-oriented employment and accommodate higher density/intensity development while maintaining a mix of land uses. The Mixed-Use Corridor Zones provide a significant opportunity for creating vibrant, pedestrian and transit oriented places, with particular attention to urban design and the creation of safe and inviting places for people.

	MU1 Mixed-Use Corridor One Zone	MU2 Mixed-Use Corridor Two Zone
<b>Permitted Buildings and Uses</b>	<ul style="list-style-type: none"> <li>• Additional Needs Housing</li> <li>• Apartment Dwellings in an Apartment Building, or Mixed-Use Building</li> <li>• Animal Shelter</li> <li>• Assembly Halls</li> <li>• Auto-Oriented Uses</li> <li>• Commercial Schools</li> <li>• Convention/Conference Facilities</li> <li>• Cultural Facilities</li> <li>• Day Care Facilities</li> <li>• Emergency Housing Facility</li> <li>• Entertainment Facilities</li> <li>• Financial Institutions</li> <li>• Funeral Homes</li> <li>• Garden Centres</li> <li>• Hotels</li> <li>• Institutional Uses</li> <li>• Office Uses</li> <li>• Payday Loan Establishments</li> <li>• Recreational Facilities</li> <li>• Restaurants</li> <li>• Retail and Service Commercial Uses</li> <li>• Small-Scale Beer, Wine, and/or Alcohol Manufacturing Facilities</li> <li>• Veterinary Offices/Clinics</li> </ul>	<ul style="list-style-type: none"> <li>• Additional Needs Housing</li> <li>• Apartment Dwellings in a Mid-Rise Apartment Building, or Mixed-Use Building</li> <li>• Townhouses</li> <li>• Animal Shelter</li> <li>• Assembly Halls</li> <li>• Auto-Oriented Uses</li> <li>• Commercial Schools</li> <li>• Convention/Conference Facilities</li> <li>• Cultural Facilities</li> <li>• Day Care Facilities</li> <li>• Emergency Housing Facility</li> <li>• Entertainment Facilities</li> <li>• Financial Institutions</li> <li>• Funeral Homes</li> <li>• Garden Centres</li> <li>• Hotels</li> <li>• Institutional Uses</li> <li>• Live-Work Units</li> <li>• Office Uses</li> <li>• Payday Loan Establishments</li> <li>• Recreational Facilities</li> <li>• Restaurants</li> <li>• Retail and Service Commercial Uses</li> <li>• Small-Scale Beer, Wine, and/or Alcohol Manufacturing Facilities</li> <li>• Veterinary Offices/Clinics</li> </ul>
<b>Permitted Accessory Buildings and Uses</b>	<ul style="list-style-type: none"> <li>• Farmer's Markets</li> <li>• Home-Based Businesses</li> <li>• Parking lots and parking garages/structures</li> </ul>	<ul style="list-style-type: none"> <li>• Additional Residential Units</li> <li>• Farmer's Markets</li> <li>• Home-Based Businesses</li> <li>• Parking lots and parking garages/structures</li> </ul>



# SECTION 5 | ZONE PROVISIONS

General Provisions	<b>MU1</b> Mixed-Use Corridor One Zone	<b>MU2</b> Mixed-Use Corridor Two Zone
<b>Minimum Lot Frontage</b>	<ul style="list-style-type: none"> <li>30.0m for Auto-oriented uses</li> <li>30.0m for Apartment Buildings or a Mixed-Use Building that includes residential apartments</li> <li>15.0m for all other permitted uses</li> </ul>	<ul style="list-style-type: none"> <li>30.0m for Auto-oriented uses</li> <li>30.0m for Apartment Buildings, Block Townhouses, or a Mixed-Use Building that includes residential apartments</li> <li>6.0m/unit, maximum 6 units per row for Street Townhouses and Live-Work Units</li> <li>12.0m for all other permitted uses</li> </ul>
<b>Minimum Landscaped Open Space</b>	<ul style="list-style-type: none"> <li>10%</li> </ul>	<ul style="list-style-type: none"> <li>10%</li> </ul>
<b>Minimum Landscaped Planting Strip</b>	<ul style="list-style-type: none"> <li>3.0m adjacent to a Residential Zone</li> <li>1.5m adjacent to any public highway</li> </ul>	<ul style="list-style-type: none"> <li>3.0m adjacent to a Residential Zone</li> <li>1.5m adjacent to any public highway</li> </ul>
<b>Minimum Front Yard</b>	<ul style="list-style-type: none"> <li>4.5m for Apartment Dwellings in an Apartment Building, or a Mixed-Use Building that includes residential apartments</li> <li>15.0m for Auto-oriented uses</li> <li>12.0m for all other permitted uses</li> </ul>	<ul style="list-style-type: none"> <li>6.0m for Apartment Dwellings in an Apartment Building, or a Mixed-Use Building that includes residential apartments</li> <li>15.0m for Auto-oriented uses</li> <li>3.0m for all other permitted uses</li> </ul>
<b>Minimum Rear Yard</b>	<ul style="list-style-type: none"> <li>10.0m for Apartment Dwellings in an Apartment Building, or a Mixed-Use Building that includes residential apartments</li> <li>3.0m, except that where a rear lot line abuts any Residential Zone, the minimum rear yard depth shall be 12.0m for Auto-oriented uses and 10.0m for all other permitted uses</li> </ul>	<ul style="list-style-type: none"> <li>10.0m for Apartment Dwellings in an Apartment Building, or a Mixed-Use Building that includes residential apartments</li> <li>3.0m for Auto-oriented uses, except where a rear lot line abuts any Residential Zone, the minimum rear yard depth shall be 12.0m</li> <li>7.5m for all other permitted uses</li> </ul>
<b>Minimum Exterior Side Yard</b>	<ul style="list-style-type: none"> <li>10.0m for Auto-oriented uses</li> <li>6.0m for all other uses</li> </ul>	<ul style="list-style-type: none"> <li>10.0m for Auto-oriented uses</li> <li>6.0m for all other uses</li> </ul>
<b>Minimum Interior Side Yard</b>	<ul style="list-style-type: none"> <li>3.0m except the minimum side yard width shall be 12.0m for Auto-oriented uses</li> </ul>	<ul style="list-style-type: none"> <li>1.2m and 0.0m for permitted Townhouse Dwellings</li> <li>3.0m for all other permitted uses, except the minimum side yard width shall be 12.0m for Auto-oriented uses</li> </ul>
<b>Minimum First Floor Height</b>	<ul style="list-style-type: none"> <li>4.25m</li> </ul>	<ul style="list-style-type: none"> <li>4.25m</li> </ul>
<b>Minimum Building Height</b>	<ul style="list-style-type: none"> <li>7.5m</li> </ul>	<ul style="list-style-type: none"> <li>7.5m</li> </ul>
<b>Maximum Building Height/Angular Plane</b>	<ul style="list-style-type: none"> <li>12 storeys or 45.0m or as defined by an Angular Plane, whichever is less, and implemented at the rear lot line. In addition, where an interior side lot line abuts any Residential Zone, an Angular Plane shall also be applied</li> </ul>	<ul style="list-style-type: none"> <li>6 storeys or 22.0m, or as defined by an Angular Plane, whichever is less, which shall be applied to any rear lot line, or any interior lot line that abuts any Residential Zone</li> </ul>
<b>Tower Separation</b>	<ul style="list-style-type: none"> <li>12.5m</li> </ul>	-
<b>Amenity Area</b>	<ul style="list-style-type: none"> <li>Minimum 20% of the lot area for Apartment Dwellings in an Apartment Building, or a Mixed-Use Building that includes residential apartments. Amenity Area may be internal to the building, or on top of the structure, or outdoor at-grade, or any contribution thereof</li> </ul>	
<b>Parking and Loading</b>	<ul style="list-style-type: none"> <li>Vehicle parking and loading facilities shall be located in rear and side yards. No vehicular parking or loading facilities may be located within any front yard</li> <li>Parking lots shall provide a 3.0m wide landscaped strip adjacent to a street</li> </ul>	
<b>Drive-Through Facilities</b>	<ul style="list-style-type: none"> <li>Drive-through facilities shall be located in rear and side yards. No drive-through facility may be located within any front yard</li> </ul>	
<b>Auto-Oriented Uses</b>	<ul style="list-style-type: none"> <li>Automobile service stations shall not be permitted in a mixed-use development that includes apartment dwellings or Additional Needs Housing</li> </ul>	

# SECTION 5 | ZONE PROVISIONS

## 5.5 Employment Zones

The Employment Zones provide employment opportunities in locations with appropriate access to servicing, warehousing and manufacturing and other complimentary non-residential uses. It is intended that development within the Employment Zones exhibit a high standard of building design and landscaping.

General Provisions	PE Prestige Employment Area Zone	GE General Employment Area Zone
<b>Permitted Buildings and Uses</b>	<ul style="list-style-type: none"> <li>• Assembly Halls</li> <li>• Large-Scale Beer, Wine, and/or Alcohol Manufacturing Facilities</li> <li>• Industrial Uses</li> <li>• Mini Storage Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Assembly Halls</li> <li>• Large-Scale Beer, Wine, and/or Alcohol Manufacturing Facilities</li> <li>• Contractor Facilities</li> <li>• Industrial Uses</li> <li>• Mini Storage Warehouse</li> <li>• Open Outside Storage</li> </ul>
<b>Permitted Accessory Buildings and Use</b>	<ul style="list-style-type: none"> <li>• Office Uses</li> <li>• Open Outside Storage</li> <li>• Parking lots and parking garages/structures</li> <li>• Showroom, retail, and sales operations in association with, and ancillary to, the permitted uses may be permitted in buildings provided that such space does not exceed 25% of the gross leasable floor area of the permitted use</li> </ul>	<ul style="list-style-type: none"> <li>• Office Uses</li> <li>• Outside Sales/Rental Areas</li> <li>• Parking lots and parking garages/structures</li> <li>• Showroom, retail, and sales operations in association with, and ancillary to, the permitted uses may be permitted in buildings provided that such space does not exceed 25% of the gross leasable floor area of the permitted use</li> </ul>
<b>Prohibited Uses</b>	<ul style="list-style-type: none"> <li>• Noxious and/or Offensive Uses</li> </ul>	



# SECTION 5 | ZONE PROVISIONS

General Provisions	<b>PE</b> Prestige Employment Area Zone	<b>GE</b> General Employment Area Zone
Minimum Lot Frontage	<ul style="list-style-type: none"> <li>30.0m</li> </ul>	-
Maximum Lot Coverage	<ul style="list-style-type: none"> <li>60%</li> </ul>	-
Minimum Landscaped Open Space	<ul style="list-style-type: none"> <li>20%</li> </ul>	-
Minimum Landscaped Planting Strip	<ul style="list-style-type: none"> <li>3.0m adjacent to a municipal street</li> <li>6.0m where abutting any Residential Zone, except that 15.0m shall be provided along the west side of Telfer Road</li> <li>7.5m adjacent to Provincial Highways</li> </ul>	<ul style="list-style-type: none"> <li>3.0m adjacent to a municipal street</li> <li>6.0m where abutting any Residential Zone</li> </ul>
Minimum Front Yard	<ul style="list-style-type: none"> <li>15.0m</li> </ul>	<ul style="list-style-type: none"> <li>7.5m</li> <li>15.0m adjacent to Vidal Street and St. Clair Parkway</li> </ul>
Minimum Rear Yard	<ul style="list-style-type: none"> <li>7.5m for all other permitted uses, except that 15.0m shall be provided adjacent to a Residential Zone</li> </ul>	<ul style="list-style-type: none"> <li>15.0m, except that 50.0m shall be provided adjacent to a Residential Zone</li> <li>12.0m for Auto-Oriented uses adjacent to a Residential Zone</li> </ul>
Minimum Exterior Side Yard	<ul style="list-style-type: none"> <li>3.0m, except that 7.5m shall be provided adjacent to a Residential Zone for all permitted uses</li> </ul>	<ul style="list-style-type: none"> <li>7.5m, except that 15.0m shall be required abutting a Collector or Arterial Road</li> </ul>
Minimum Interior Side Yard	<ul style="list-style-type: none"> <li>3.0m, except that 7.5m shall be provided adjacent to a Residential Zone for all permitted uses</li> </ul>	<ul style="list-style-type: none"> <li>7.5m, except that 50.0m shall be provided adjacent to a Residential Zone</li> </ul>
Maximum Building Height	<ul style="list-style-type: none"> <li>12.0m</li> </ul>	-
Outside Open Storage	<ul style="list-style-type: none"> <li>Maximum 30% Lot Coverage</li> <li>Not permitted in front or exterior side yards</li> <li>Any permitted open storage shall be screened from view by one or any combination of a solid fence or wall, or earth berm not less than 2.5m in height around the entire perimeter of the open storage area</li> <li>The storage of goods, materials, equipment or machinery in the open shall be accessory to the main use on the site, and such open storage shall be prohibited in a yard which abuts a Residential Zone or in a required front or side yard</li> </ul>	<ul style="list-style-type: none"> <li>Not permitted in front or exterior side yards</li> </ul>

# SECTION 5 | ZONE PROVISIONS

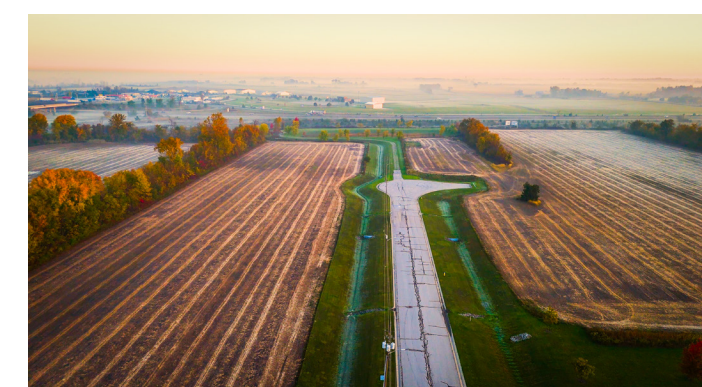
## 5.6 Highway Business District Zone

General Provisions	<b>HBD</b> Highway Business District Zone
<b>Permitted Uses</b>	<ul style="list-style-type: none"> <li>• Assembly Halls</li> <li>• Automobile Service Centres, Rental Operations, and Dealerships</li> <li>• Convention/Conference Facilities</li> <li>• Hotels, Banquet Facilities</li> <li>• Industrial Uses</li> <li>• Office Uses</li> <li>• Restaurants</li> <li>• Retail and Service Commercial</li> </ul>
<b>Permitted Accessory Buildings and Uses</b>	<ul style="list-style-type: none"> <li>• Open Outside Storage, except where visible from any Provincial Highway, County Road, or Arterial Road</li> <li>• Parking facilities at-grade and/or in structures</li> </ul>
<b>Prohibited Uses</b>	<ul style="list-style-type: none"> <li>• Residential dwelling units, including residence facilities related to a post-secondary educational facility</li> <li>• Any sensitive land use, with particular attention to the Noise Exposure Forecasts related to the adjacent Samia Chris Hadfield Airport function</li> <li>• Noxious and/or Offensive Uses</li> </ul>



# SECTION 5 | ZONE PROVISIONS

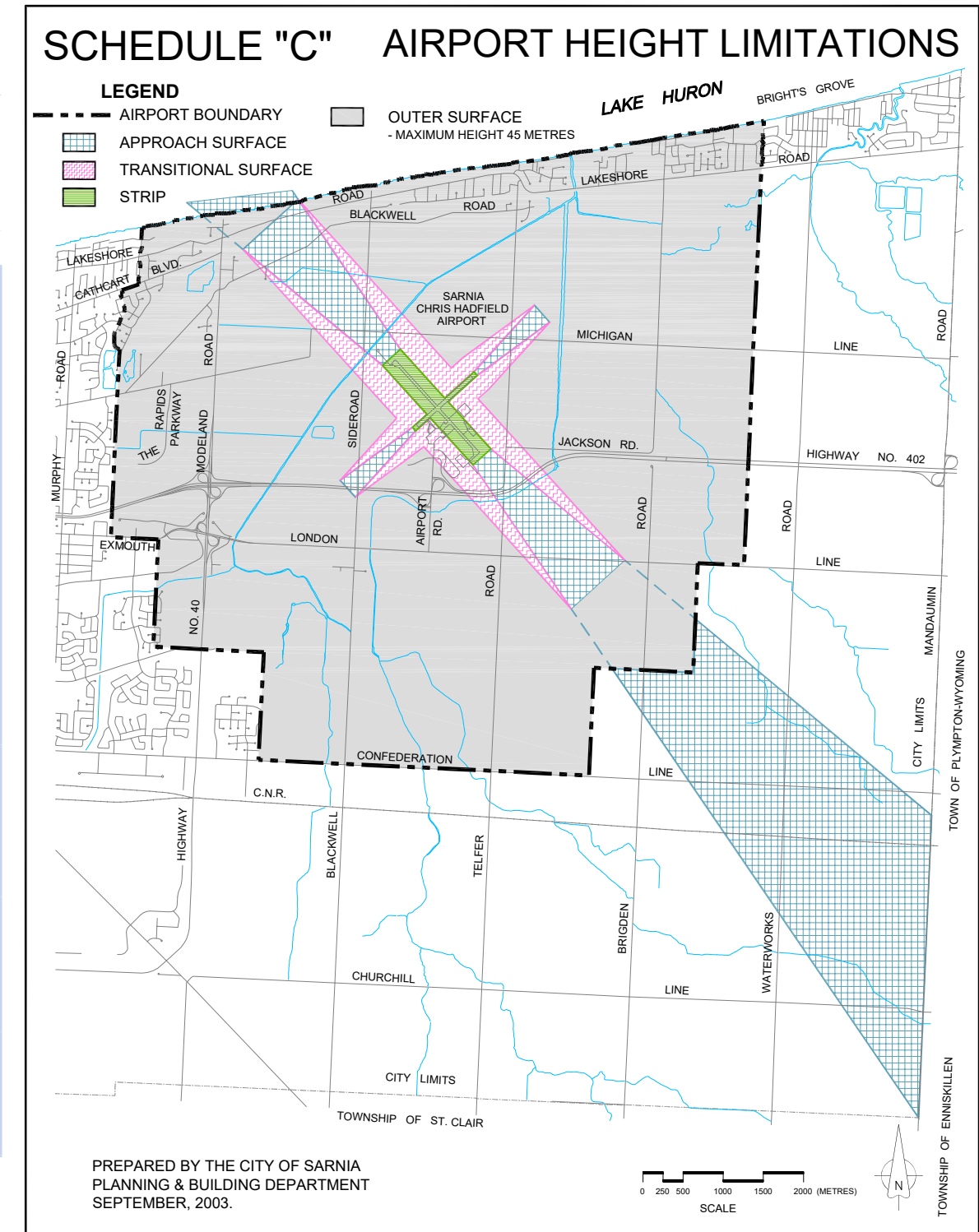
General Provisions	<b>HBD</b> Highway Business District Zone
Minimum Lot Frontage	<ul style="list-style-type: none"> <li>• 30.0m</li> </ul>
Maximum Lot Coverage	<ul style="list-style-type: none"> <li>• 60%</li> </ul>
Minimum Landscaped Planting Strip	<ul style="list-style-type: none"> <li>• 3.0m adjacent to a municipal street</li> <li>• 6.0m where abutting any Residential Zone</li> <li>• 7.5m adjacent to Provincial Highways</li> </ul>
Minimum Front Yard	<ul style="list-style-type: none"> <li>• 15.0m</li> </ul>
Minimum Rear Yard	<ul style="list-style-type: none"> <li>• 15.0m</li> <li>• 50.0m where abutting any Residential Zone</li> </ul>
Minimum Exterior Side Yard	<ul style="list-style-type: none"> <li>• 15.0m</li> <li>• 50.0m where abutting any Residential Zone</li> </ul>
Minimum Interior Side Yard	<ul style="list-style-type: none"> <li>• 7.5m</li> <li>• 50.0m where abutting any Residential Zone</li> </ul>
Maximum Building Height	<ul style="list-style-type: none"> <li>• 30.0m, except where specifically limited by the height limitations that protect the operation of the Sarnia Chris Hadfield Airport, as noted on Schedule "C"</li> </ul>
Outside Open Storage	<ul style="list-style-type: none"> <li>• Maximum 30% Lot Coverage</li> <li>• Not permitted in front or exterior side yards</li> <li>• Any permitted open storage shall be screened from view by one or any combination of a solid fence or wall, or earth berm not less than 2.5m in height around the entire perimeter of the open storage area</li> <li>• The storage of goods, materials, equipment or machinery in the open shall be accessory to the main use on the site, and such open storage shall be prohibited in a yard which abuts a Residential Zone or in a required front or side yard</li> </ul>



# SECTION 5 | ZONE PROVISIONS

## 5.7 Airport Zone

General Provisions	<div style="text-align: center; font-size: 2em; font-weight: bold;">A</div> <div style="text-align: center; font-weight: bold;">Airport Zone</div>
<b>Permitted Uses</b>	<ul style="list-style-type: none"> <li>• Airport-Related Uses</li> <li>• Auto-Oriented Uses</li> <li>• Contractor Facilities</li> <li>• Hotels</li> <li>• Industrial Uses</li> <li>• Office Uses</li> <li>• Recreation Vehicle, Trailer, and Marine Sales and Service</li> <li>• Restaurants</li> </ul>
<b>Special Restriction</b>	Redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses may be considered above the 30 NEF contour if it can be demonstrated by the proponent that there will be no negative impact on the long-term function of the airport.
<b>Prohibited Uses</b>	<ul style="list-style-type: none"> <li>• Noxious and/or Offensive Uses</li> <li>• New residential development</li> <li>• Sensitive land uses</li> </ul>
<b>Authority</b>	All development on lands within the Airport Zone (A) shall be subject to the approval of Transport Canada/ NavCan.



# SECTION 5 | ZONE PROVISIONS

## 5.8 Parks and Open Space Zone

The Parks and Open Space Zone provides major focal points for recreational activities. This Zone is intended to provide opportunities for both indoor and outdoor recreation through parks, open spaces, community gardens, golf courses, and other cultural and recreational facilities.

General Provisions	<b>POS</b> Parks and Open Space Zone
<b>Permitted Buildings and Uses</b>	<ul style="list-style-type: none"> <li>• Cemeteries</li> <li>• Community Gardens</li> <li>• Conservation Areas</li> <li>• Golf Courses</li> <li>• Public Recreational Uses and Facilities</li> </ul>
<b>Permitted Accessory Buildings and Use</b>	<ul style="list-style-type: none"> <li>• Public Cultural Facilities</li> <li>• Public Day Care Facilities</li> <li>• Public Entertainment Facilities</li> <li>• Farmer's Markets</li> <li>• Public parking lots and parking garages/structures</li> <li>• Restaurants</li> </ul>
<b>Maximum Lot Coverage</b>	<ul style="list-style-type: none"> <li>• 10%</li> </ul>
<b>Minimum Front Yard</b>	<ul style="list-style-type: none"> <li>• 7.5m</li> </ul>
<b>Minimum Rear Yard</b>	<ul style="list-style-type: none"> <li>• 7.5m</li> </ul>
<b>Minimum Exterior Side Yard</b>	<ul style="list-style-type: none"> <li>• 7.5m</li> </ul>
<b>Minimum Interior Side Yard</b>	<ul style="list-style-type: none"> <li>• 7.5m</li> </ul>
<b>Maximum Building Height</b>	<ul style="list-style-type: none"> <li>• 13.5m</li> </ul>



# SECTION 5 | ZONE PROVISIONS

## 5.9 Waterfront Zone

The Waterfront Zone permits a variety of compatible land uses including marine and marina-related uses, retail and service commercial uses, entertainment, recreational, and cultural facilities. These areas are intended to support tourism, as well as to create a vibrant, pedestrian oriented place, with particular attention to urban design, parking, and waterfront access.

General Provisions	<span style="font-size: 2em; font-weight: bold;">W</span> Waterfront Zone
<b>Permitted Uses</b>	<ul style="list-style-type: none"> <li>• Fish and Game Farms</li> <li>• Marine and Marine-related Uses</li> <li>• Marine Industrial Uses</li> <li>• Transportation Terminals</li> </ul>
<b>Permitted Accessory Buildings and Uses</b>	<ul style="list-style-type: none"> <li>• Cultural Facilities</li> <li>• Entertainment Facilities</li> <li>• Farmer's Markets</li> <li>• Hotels</li> <li>• Parking lots and parking garages/structures</li> <li>• Recreation Facilities</li> <li>• Restaurants</li> </ul>
<b>Maximum Lot Coverage</b>	<ul style="list-style-type: none"> <li>• 35% for Marina</li> <li>• 50% for all other permitted uses</li> </ul>
<b>Minimum Landscaped Open Space</b>	<ul style="list-style-type: none"> <li>• 30% for Marina</li> <li>• 15% for all other permitted uses</li> </ul>
<b>Minimum Front Yard</b>	<ul style="list-style-type: none"> <li>• 7.5m</li> </ul>
<b>Minimum Rear Yard</b>	<ul style="list-style-type: none"> <li>• 7.5m</li> </ul>
<b>Minimum Side Yard</b>	<ul style="list-style-type: none"> <li>• 6.0m for Marina</li> <li>• 7.5m for all other permitted uses</li> </ul>
<b>Maximum Building Height</b>	<ul style="list-style-type: none"> <li>• 6.0m for buildings fronting on Harbour Road or Seaway Road</li> <li>• 10.0m for all other permitted uses</li> </ul>
<b>Outside Open Storage</b>	<ul style="list-style-type: none"> <li>• Not permitted in a yard abutting a municipal street</li> </ul>



# SECTION 5 | ZONE PROVISIONS

## 5.10 Rural/Agricultural Zones

The Rural/Agricultural Zones include a range of agricultural and agricultural-related operations, as well as rural residences, rural businesses, open spaces and resource-based recreational uses. It is intended that the Rural/Agricultural Area maintain its natural, scenic, and cultural heritage attributes while promoting a rural character and landscape with compatible activities. Additionally, agricultural activities are intended to be the predominant land use, while still encouraging a variety of appropriate resource-based and non-agricultural economic activities.

General Provisions	<b>RR</b> Rural Residential Zone	<b>AG</b> Agricultural Zone
<b>Permitted Buildings and Uses</b>	<ul style="list-style-type: none"> <li>• Agriculture (subject to compliance with the Minimum Distance Separation Formula)</li> <li>• Existing Single Detached Dwelling</li> <li>• A Single Detached Dwelling on an Existing Lot of Record</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Uses</li> <li>• Agricultural Uses that lawfully existed on the date of the adoption of this By-law</li> <li>• Agriculture-Related Uses</li> <li>• Agri-Tourism Uses</li> <li>• On-Farm Diversified Uses</li> <li>• Existing Single Detached Dwelling</li> <li>• A Single Detached Dwelling on an Existing Lot of Record</li> </ul>
<b>Permitted Accessory Buildings and Uses</b>	<ul style="list-style-type: none"> <li>• Additional Residential Units</li> <li>• Home-Based Businesses</li> <li>• Kennels</li> <li>• Veterinary Offices/Clinics</li> </ul>	<ul style="list-style-type: none"> <li>• Additional Residential Units</li> <li>• Contractor Facilities</li> <li>• Farm Help Accommodations</li> <li>• Home-Based Businesses</li> <li>• Kennels</li> <li>• Open Outside Storage</li> <li>• Veterinary Offices/Clinics</li> </ul>



# SECTION 5 | ZONE PROVISIONS

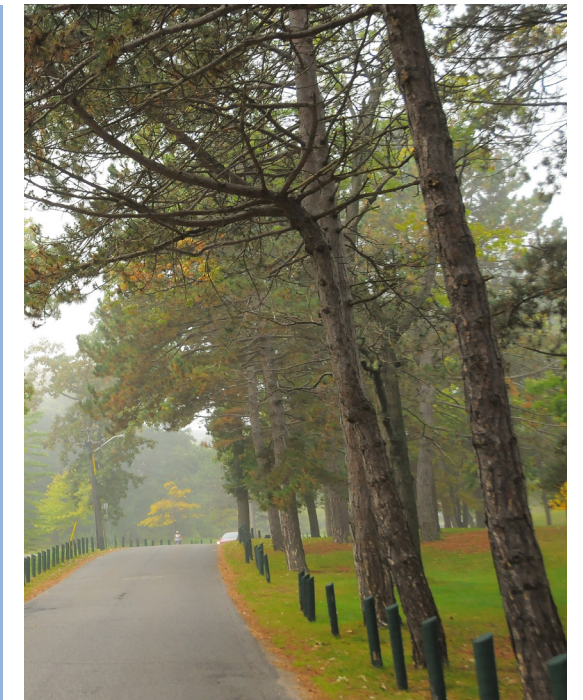
General Provisions	<b>RR</b> Rural Residential Zone	<b>AG</b> Agricultural Zone
<b>Minimum Lot Area</b>	<ul style="list-style-type: none"> <li>• 2,024m<sup>2</sup> for a lot on sandy soils</li> <li>• 8,094m<sup>2</sup> for a lot on clay soils</li> </ul>	<ul style="list-style-type: none"> <li>• 35.0ha for Agriculture including any Dwelling Units</li> <li>• 0.8ha for Single Detached Non-Farm Dwellings</li> <li>• 2.0ha for all other permitted uses</li> <li>• The minimum lot area for all existing agricultural lots of 19.5ha or larger shall be as it existed on the effective date of this By-law</li> </ul>
<b>Minimum Lot Frontage</b>	<ul style="list-style-type: none"> <li>• 21.0m</li> </ul>	<ul style="list-style-type: none"> <li>• 45.0m for Agriculture including any Dwelling Units</li> <li>• 30.0m for all other permitted uses</li> </ul>
<b>Maximum Lot Coverage</b>	<ul style="list-style-type: none"> <li>• 25%</li> </ul>	<ul style="list-style-type: none"> <li>• 25% for Agriculture including any Dwelling Units</li> <li>• 10% or Single Detached Non-Farm Dwellings</li> </ul>
<b>Minimum Front Yard</b>	<ul style="list-style-type: none"> <li>• 12.0m</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Agriculture including any Dwelling Units</b> <ul style="list-style-type: none"> <li>- Dwelling 10.5m</li> <li>- Agricultural Buildings 13.5m, except livestock buildings which shall be setback 60.0m</li> </ul> </li> <li>• 10.5m for all other permitted uses</li> </ul>
<b>Minimum Rear Yard</b>	<ul style="list-style-type: none"> <li>• 10.5m</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Agriculture including any Dwelling Units</b> <ul style="list-style-type: none"> <li>- Dwelling 10.5m</li> <li>- Agricultural Buildings 13.5m</li> </ul> </li> <li>• 10.5m for all other permitted uses</li> </ul>
<b>Minimum Exterior Side Yard</b>	<ul style="list-style-type: none"> <li>• 12.0m</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Agriculture including any Dwelling Units</b> <ul style="list-style-type: none"> <li>- Dwelling 10.5m</li> <li>- Agricultural Buildings 13.5m</li> </ul> </li> <li>• 7.5m for all other permitted uses</li> </ul>
<b>Minimum Interior Side Yard</b>	<ul style="list-style-type: none"> <li>• 3.0m</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Agriculture including any Dwelling Units</b> <ul style="list-style-type: none"> <li>- Dwelling 3.0m</li> <li>- Agricultural Buildings 13.5m</li> </ul> </li> <li>• 7.5m for all other permitted uses</li> </ul>
<b>Maximum Building Height</b>	<ul style="list-style-type: none"> <li>• 12.0m</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Agriculture including any Dwelling Units</b> <ul style="list-style-type: none"> <li>- Dwelling 10.5m</li> <li>- All Other Agricultural Buildings 13.5m</li> </ul> </li> <li>• 12.0m for all other permitted uses</li> </ul>

# SECTION 5 | ZONE PROVISIONS

## 5.11 Natural Heritage System

The Natural Heritage System supports the enhancement and protection of natural features and public safety within the City of Sarnia. The Natural Heritage System supports uses such as conservation, parks, existing agricultural uses, open spaces, and infrastructure.

General Provisions	NE Natural Environment Zone	F Floodway Zone
<b>Permitted Uses</b>	<ul style="list-style-type: none"> <li>• Within the Shoreline Management Area Existing Uses, Dwellings, and Buildings in accordance with Table 3 in Section 4.14 of this By-law.</li> <li>• Existing Uses, Dwellings, and Buildings</li> <li>• Marina and Marina-related Uses</li> <li>• Agricultural Uses</li> <li>• Agriculture-Related Uses</li> </ul>	<ul style="list-style-type: none"> <li>• Existing Uses, Dwellings, and Buildings</li> </ul>
<b>Permitted Buildings and Structures</b>	<ul style="list-style-type: none"> <li>• Notwithstanding the identified list of permitted uses, a Building Permit for a new building or structure shall only be issued within a natural heritage feature where an Environmental Impact Study, prepared to the satisfaction of the City, in support of an application, identifies an appropriate site or location on the property that minimizes the impact of any new building or structure on the adjacent or surrounding natural heritage features; and/or where development is within an area regulated by the Conservation Authority, the Conservation Authority has provided the necessary approvals.</li> </ul>	<ul style="list-style-type: none"> <li>• Notwithstanding the identified list of permitted uses, no buildings or structures shall be erected or used, except as required for flood and/or erosion control and after the necessary written approvals have been obtained from the Conservation Authority and the Ministry of Natural Resources.</li> </ul>
<b>Minimum Front Yard</b>	<ul style="list-style-type: none"> <li>• 6.0m from a municipal street</li> </ul>	
<b>Special Provision</b>		<ul style="list-style-type: none"> <li>• No placement or removal of fill shall be permitted, except as required for flood and/or erosion control and after the necessary written approvals have been obtained from the Conservation Authority and the Ministry of Natural Resources.</li> </ul>



# Section 6

## Use of the Hold (H) Provision

# SECTION 6 | HOLD (H) PROVISION

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## 6.1 Map 11 and Map 16

- a) Some lands on Map 11 and Map 16 are zoned with the Hold (H) Symbol, or the Hold (H2) Symbol, in accordance with Section 36 of the *Planning Act*.
- b) As a condition of the approval of any application for the removal of the Hold (H) Symbol, or the Hold (H2) Symbol, the following shall be completed to the satisfaction of the City, in consultation with any agency having jurisdiction:
  - i) An analysis of Species at Risk, in accordance with the *Endangered Species Act*, and its associated regulations;
  - ii) All studies required by the City under Section 5.8 and Section 8.11 of the Official Plan; and,
  - iii) Agreements, including financial agreements and development agreements, to build and to pay for required municipal service infrastructure improvements and transportation system improvements.
- c) In addition to subsection b) above, the lands shown on Maps 11 and 16 zoned with the Hold (H2) Symbol shall only be used for Elementary Schools or as public parks, and more specifically:
  - i. The Holding (H2) Symbol must remain in place until a School Board has acquired the lands needed to develop an Elementary School, or the lands have been secured by the City for use as public parkland. Following appropriate acquisition/securement the lands shall be appropriately zoned for an Elementary School or for use as public parkland; or,
  - ii. The lands subject to the Hold Symbol (H2) may be excluded from consideration as a location for an Elementary School or as a public park and can be developed in accordance with the policies for the New Neighbourhood Designation of the Official Plan, without requiring an Official Plan Amendment, provided that:
    - Five years have elapsed since the approval of a development application where no agreement for acquisition by a School Board has been reached, or the City has not secured the lands for public parkland; and,
    - The lands are appropriately zoned for the permitted use or uses as identified in the New Neighbourhood Designation in the Official Plan.

## 6.2 Map 7 and Map 12

- a) Some lands on Map 7 and Map 12 are zoned with the Hold (H) Symbol, or the Hold (H2) Symbol, in accordance with Section 36 of the *Planning Act*.
- i) No development shall commence, and the Hold (H) Symbol shall not be removed until such time as the Ministry of Environment Conservation and Parks (MECP) has granted approval for development on the former landfill site.

# Section 7 Exceptions

# SECTION 7 | EXCEPTIONS

## 7.1 Exception

The following provisions apply to all lands that are subject to an Exception with the corresponding Exception Number on the associated Maps 1 through 30.

The Legacy Exceptions are drafted in the language of the applicable former zoning by-law, which may not be consistent with the language used in the balance of this By-law. Terminology contained in this section is specific to the particular Legacy Exception and does not apply to the balance of this By-law. Uses referenced in this section and not referenced elsewhere in this By-law are not to be construed as different or distinct from those uses referred to in **Section 3** Definitions and **Section 5** Zone Provisions.

The following exceptions are after the date **June 2014** and the provisions of the former By-law No. 85 of 2002 apply.

1. AG - 5350 Brigden Road		
Permitted Uses		
<ul style="list-style-type: none"> <li>Those uses permitted in the AG Zone.</li> <li>A souvenir shop and tearoom ancillary to a botanical garden.</li> </ul>		
Site Zone Regulations		
Floor Area:	(maximum)	86m <sup>2</sup> for tearoom and souvenir shop 76m <sup>2</sup> for outside patio associated with tearoom
2. AG - NE Corner Brigden Road at Lakeshore Road		
Permitted Uses		
<ul style="list-style-type: none"> <li>Permitted Uses</li> <li>Those uses permitted in the AG Zone.</li> <li>Animal hospitals including an office for a veterinarian.</li> <li>Cemeteries, schools and place of worship</li> </ul>		
Site Zone Regulations		
Height:	(maximum)	13.5m all other permitted uses
3. AG - 2331 London Line, Jackson Road & Confederation Line		
Permitted Uses		
<ul style="list-style-type: none"> <li>Those uses permitted in the AG Zone with the exception that dwellings are prohibited</li> </ul>		

4. MU2 - Mixed Use Corridor II - Special Policy Area		
Permitted Uses		
The permitted uses are in accordance with the MU2 and PE Zones. Notwithstanding the permitted uses in the MU2 and PE Zones, residential apartments, additional-needs housing, live-work units, hotels, daycares, or institutional uses and any other sensitive land use are specifically prohibited.		
Site Zone Regulations		
The regulations set out in the MU2 Zone apply.		
5. RR - 2940 Confederation Line		
Permitted Use		
<ul style="list-style-type: none"> <li>Accessory Uses and Buildings.</li> <li>Single detached dwelling on a lot created for a surplus farm dwelling</li> </ul>		
Site Zone Regulations		
Front Yard Depths:	(minimum)	208.0m and 12.0m from the south lot line of the flag-shaped lot
All other regulations as set out in the RR Zone shall apply		
6. R1 - Kamal Drive, Bratanek Boulevard, Sweetbay Crescent		
Site Zone Regulations - Single Detached Dwellings		
Number of Storeys:	(maximum)	1
Gross Floor Area:	(minimum)	158m <sup>2</sup>
All other regulations as set out in the R1 Zone shall apply		
7. R1 - Kamal Drive, Stathis Boulevard, Bratanek Boulevard, Sweetbay Crescent		
Site Zone Regulations - Single Detached Dwellings		
Number of Storeys:	(maximum)	2
Gross Floor Area One Storey:	(minimum)	158m <sup>2</sup>
Gross Floor Area Two-Storey:	(minimum)	185m <sup>2</sup>
All other regulations as set out in the R1 Zone shall apply		

8. R1 - 190 Bright Street, 194 Bright Street, 198 Bright Street		
Site Zone Regulations – Single Detached Dwellings		
Lot Frontage:	(minimum)	12.0m
Lot Area:	(minimum)	280m <sup>2</sup>
Rear Yard Depth:	(minimum)	6.0m
Landscaped Open Space:	(minimum)	25%
All Other Regulations as set out in the R1 Zone shall apply		
9. R1 - 219 Essex Street, 223 Essex Street		
Permitted Uses		
<ul style="list-style-type: none"> <li>Parks and open space</li> <li>All permitted uses in the R1 Zone</li> </ul>		
10. R1 - 321 Blanche Street		
Permitted Uses		
<ul style="list-style-type: none"> <li>A centre for the teaching and treatment of children with learning and emotional difficulties</li> <li>All permitted uses in the R1 Zone</li> </ul>		
Site Zone Regulations – Centre for Teaching and Treatment		
Setbacks:	(minimum)	The front, side and rear yard setbacks for the existing structure shall be maintained
Height and Building Area:	(maximum)	There shall be no increase in the height or building area of the existing structure
Parking Spaces:	(minimum)	There shall be a minimum of 6 parking spaces provided on the lot, other than within the required front yard setback
Landscaping:	(minimum)	The existing landscaping and plant material shall be maintained
Number of Children:	(maximum)	The maximum number of children, at each of the morning program and the afternoon program, shall be limited to 10

# SECTION 7 | EXCEPTIONS

11. 141 Durand Street, 146 Cameron Street		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>A converted dwelling containing a maximum of three (3) dwelling units</li> <li>Those uses permitted in the R1 Zone</li> </ul>		
<b>Site Zone Regulations - Converted Dwelling</b>		
Lot Frontage:	(minimum)	As existed on the date of passing of this By-law
Lot Area:	(minimum)	As existed on the date of passing of this By-law
Front Yard Depth:	(minimum)	As existed on the date of passing of this By-law
Side Yard Widths:	(minimum)	As existed on the date of passing of this By-law
Rear Yard Depth:	(minimum)	As existed on the date of passing of this By-law
Parking Spaces:	(maximum)	3 parking spaces to be provided.
All Other Regulations:		The regulations set out in the R1 Zone shall apply
<b>All Other Uses</b>		
Are subject to the regulations in the R1 Zone.		
<b>12. R2 - Anise Lane</b>		
<b>Site Zone Regulations – Townhouse Dwellings</b>		
Lot Area:	(minimum)	460m <sup>2</sup> for each unit
Lot Frontage:	(minimum)	13.0m
All Other Regulations:		The regulations set out in the R2 Zone shall apply
<b>13. R1 - Magnolia Lane, Nicolina Way, Marigold Lane</b>		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>Accessory Uses and Buildings</li> <li>Duplex Dwellings</li> <li>Semi-detached Dwellings</li> <li>Single Detached Dwellings</li> <li>Townhouse Dwellings</li> <li>Group Homes</li> <li>Places of Worship</li> <li>Women's Shelters</li> </ul>		

Site Zone Regulations		
<b>Single Detached Dwellings, Group Homes and Women's Shelters</b>		
Lot Area:	(minimum)	400m <sup>2</sup>
Lot Frontage:	(minimum)	12.0m
All Other Regulations:		The regulations set out in the R1 Zone shall apply except that no building or structure shall be permitted within 14.0m from the Highway 402 property lines
<b>Duplex Dwellings and Semi-detached Dwellings</b>		
The regulations set out in the R1 Zone shall apply except that no building or structure shall be permitted within 14m from the Highway 402 property lines		
<b>Townhouse Dwellings</b>		
The regulations set out in the R2 Zone shall apply except that no building or structure shall be permitted within 14.0m from the Highway 402 property lines		
<b>Places of Worship</b>		
The regulations set out in the R1 Zone shall apply except that no building or structure shall be permitted within 14.0m from the Highway 402 property lines		
<b>14. R1 - Ferdinands Crescent</b>		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>Accessory Uses and Buildings</li> <li>Semi-detached Dwellings</li> <li>Single Detached Dwellings</li> <li>Townhouse Dwellings</li> </ul>		
<b>Site Zone Regulations</b>		
<b>Semi-Detached Dwellings</b>		
Rear Yard Depth:	(minimum)	7.5m, with the exception that a semi-detached dwelling on Lot 6 may have a rear yard depth of 6.0m
All Other Regulations:		The regulations set out in Section 10.3.15.2.2 shall apply
<b>Multiple Attached Dwellings</b>		
All regulations as set out in the R1 Zone shall apply		

15. MU2 - The Rapids Parkway		
<b>Permitted Uses</b>		
Additional Needs Housing Apartment Dwellings in a Mid-Rise Apartment Building or a Mixed Use Building Townhouses Offices Restaurants Retail and Service Commercial Uses		
<b>Site Zone Regulations - Apartment Building or Mixed Use Building</b>		
Must have frontage on an Arterial or Collector Road		
All other regulations as set out in the MU2 Zone shall apply except that no building or structure shall be permitted within 14.0m from the Highway 402 property line.		
<b>Site Zone Regulations - Townhouses</b>		
All other regulations as set out in the R2 Zone shall apply except that no building or structure shall be permitted within 14.0m from the Highway 402 property line.		
<b>16. R2 - 1081 Brenchley Street</b>		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>Apartment dwelling</li> </ul>		
<b>Site Zone Regulations</b>		
Landscaped Open Space:	(minimum)	25%
Parking Spaces:	(minimum)	1.18 parking spaces for every unit
All other regulations as set out in the R2 Zone shall apply		
<b>17. R2 - 696 Oxford Street</b>		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>Retirement Home</li> </ul>		
<b>Regulations - Additional Needs Housing</b>		
Lot Area:	(minimum)	9,500m <sup>2</sup>
Interior Side Yard Width - South Lot Line:	(minimum)	Existing Building: 1.4m
Interior Side Yard Width - North Lot Line:	(minimum)	3.0m
Height:	(maximum)	15.0m
Parking:	(minimum)	52 spaces

# SECTION 7 | EXCEPTIONS

18. MU2 - 327 George Street, 220 Mitton Street North, 205 Mackenzie Street North		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>• Accessory uses and buildings</li> <li>• Apartment dwellings</li> <li>• Bake shops</li> <li>• Churches</li> <li>• Colleges and universities</li> <li>• Commercial recreation establishments</li> <li>• Commercial schools</li> <li>• Community centres</li> <li>• Convenience stores</li> <li>• Day care centres</li> <li>• Financial institutions</li> <li>• Libraries</li> <li>• Medical centres/clinics</li> <li>• Minor institutions</li> <li>• Multiple use apartment dwellings</li> <li>• Museums</li> <li>• Offices</li> <li>• Personal service establishments</li> <li>• Pharmacies</li> <li>• Public Halls</li> <li>• Residential conversion of an existing commercial building</li> <li>• Restaurants</li> <li>• Retirement homes</li> <li>• Retail establishments</li> <li>• Schools</li> <li>• Social or service clubs</li> <li>• Additional Needs Housing</li> <li>• Studios</li> </ul>		
<b>Permitted Use Restrictions</b>		
Restaurants, retail and personal service establishment uses north of George Street shall not exceed the following gross floor areas: <ul style="list-style-type: none"> <li>• 182m<sup>2</sup> maximum combined floor area of restaurant land uses</li> <li>• 465m<sup>2</sup> maximum combined gross floor area for retail land uses</li> <li>• 465m<sup>2</sup> maximum combined gross floor area for personal service establishment land uses</li> </ul>		
<b>Site Zone Regulations</b>		
Landscape Strip Adjacent to Bright Street:	(minimum)	As existed on the date of the passing of this by-law
Building Setbacks from lot line adjacent to Bright Street:	(minimum)	15.0m
Vehicular access is not permitted onto Essex Street and a maximum of one (1) access is permitted onto Bright Street		
All other regulations as set out in the MU2 Zone shall apply		

19. MU1 – 415 Exmouth Street		
<b>Permitted Uses</b>		
<b>Site Zone Regulations – Auto-Oriented Uses</b>		
Landscaped Strips:	(minimum)	1.2m along south and southeast property lines
Driveway:	(maximum)	1 curb cut off Exmouth Street with a maximum width of 12.2m
Parking:	(minimum)	Permitted within required front and side yard setback adjacent to Exmouth and Capel Streets
<b>20. MU2 - 402-404 Front Street North</b>		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>• May be used for a light industrial use or an automobile body shop</li> </ul>		
<b>Site Zone Regulations</b>		
Building Restriction:		A light industrial use or an automobile body shop shall be limited to the existing buildings and there shall be no increase in the floor area of the buildings
<b>21. MU1 - 191 Water Street</b>		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>• Converted dwelling units.</li> <li>• Those uses set out in the MU1 Zone, excluding night clubs, automobile washing establishments and auto-oriented uses</li> </ul>		
<b>Site Zone Regulations – Converted Dwelling Unit</b>		
Front Yard Depth:	(minimum)	5.0m
Landscaped Open Space:	(minimum)	20%
Garage Restriction:	(minimum)	The existing garage may only be used for accessory purposes to the commercial uses or the dwelling unit uses

Lighting:	(minimum)	Exterior lighting shall be of a non-glare nature and directed away from adjacent residential properties
Floor Area Restriction:	(minimum)	56m <sup>2</sup> for each dwelling unit
Signs:	(minimum)	Must be of a non-glare nature
<b>22. AG - 2104 London Line</b>		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>• A single detached dwelling</li> <li>• Accessory uses and buildings</li> <li>• Animal hospital with no outdoor kennels</li> <li>• Convenience stores</li> <li>• Medical centres/clinics</li> <li>• Offices</li> <li>• Personal service shops</li> <li>• Place of Worship</li> <li>• Retail establishments</li> </ul>		
<b>Site Zone Regulations - All Other Uses</b>		
Lot Area:	(minimum)	0.5ha
Lot Frontage:	(minimum)	42.0m
Side Yard Widths:	(minimum)	3.0m, except where a side lot line abuts a street or any Residential Zone or use a 12.0m side yard shall be provided
Rear Yard:	(minimum)	7.5m, except where a rear lot line abuts a street or any Residential Zone or use, a 12.0m rear yard shall be provided
Lot Coverage:	(maximum)	30%
Height:	(maximum)	10.5m
Landscaped Open Space:	(minimum)	20%

# SECTION 7 | EXCEPTIONS

23. MU2 - 800 Anise Lane		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>• Accessory Buildings and uses</li> <li>• Animal hospitals (with no outdoor kennels).</li> <li>• Social or Service Club</li> <li>• Commercial recreation establishments (within enclosed buildings)</li> <li>• Commercial schools</li> <li>• Day care Facilities</li> <li>• Financial institutions</li> <li>• Offices</li> <li>• Restaurant</li> <li>• Retail Uses</li> <li>• Service Commercial Uses</li> </ul>		
<b>Prohibited Uses</b>		
<ul style="list-style-type: none"> <li>• Uses associated with the disposal, manufacture, treatment or storage of hazardous substances are prohibited</li> </ul>		
<b>Site Zone Regulations</b>		
Gross Floor Area:	(maximum)	2,164m <sup>2</sup>
Front/Rear/Side Yard Setbacks:	(minimum)	4.5m
Maximum Gross Floor Area for Individual Uses within a Shopping Centre		
<ul style="list-style-type: none"> <li>• Pharmacies:</li> <li>• Retail establishments primarily selling:                             <ul style="list-style-type: none"> <li>- Optical supplies</li> <li>- Art supplies</li> <li>- Pets and pet accessories</li> <li>- Paint, wallpaper and decorating supplies</li> <li>- Beer, wine or liquor</li> </ul> </li> <li>• Food supermarket/grocery store retail establishments:</li> <li>• Other retail establishment units</li> <li>• All other uses:</li> </ul>		1,600m <sup>2</sup> 550m <sup>2</sup>  1,400m <sup>2</sup> 300m <sup>2</sup> 550m <sup>2</sup>
Landscape Buffer:	(minimum)	Minimum 4.5m along Modeland Road and Michigan Avenue with the exception of outdoor patios permitted in accordance with 4.20 may encroach a maximum of 2.5m into the required yard
Special Provision:		<ul style="list-style-type: none"> <li>• Restaurants shall be located along the Modeland Road frontage</li> <li>• Any outdoor patios facing that road shall have a combined maximum area of 60m<sup>2</sup></li> </ul>
All other regulations in accordance with the MU2 Zone		

24. MU1 - 1880 London Line		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>• A furniture and wood refinishing business</li> <li>• Those uses permitted in the MU1 Zone</li> </ul>		
25. MU1 - 1660 London Line		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>• Animal hospitals with indoor kennels</li> <li>• Those uses permitted in the MU1 Zone</li> <li>• Warehousing within buildings</li> </ul>		
26. MU1 - 5883 Blackwell Sideroad		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>• Those uses permitted in the MU1 Zone.</li> </ul>		
<b>Site Zone Regulations</b>		
Side Yard Widths:	(minimum)	4.5m (each side)
Height:	(maximum)	2 storeys
Open Storage:	(maximum)	10%
27. R1 - 305 George Street		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>• A doctor's office.</li> <li>• Accessory uses and buildings.</li> </ul>		
<b>Site Zone Regulations</b>		
Front & Rear Yard Depths:	(minimum)	As existed on the date of passing of this By-law
Side Yard Widths:	(minimum)	As existed on the date of passing of this By-law
Parking:	(minimum)	5 parking spaces
Lighting:	(minimum)	Any exterior lighting of the building or parking area shall be non-glare type and directed away from adjacent residential properties
Landscaped Open Space:	(minimum)	Existing landscaped open space shall be maintained
Fencing:	(minimum)	An opaque privacy fence 1.5m in height shall be maintained along the south, east and west limits of the property where they abut the parking area

28. R1 - 225-227 Davis Street		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>• A combined residential and commercial use</li> <li>• Accessory uses and buildings</li> <li>• Bake shops</li> <li>• Butcher shops</li> <li>• Convenience stores (with no food preparation for sale to the public other than the heating of pre-packaged food in a microwave oven)</li> <li>• Personal service establishments</li> <li>• Pharmacies</li> </ul>		
<b>Site Zone Regulations</b>		
Front Yard Depth:	(minimum)	20.0m
Side Yard Widths:	(minimum)	1.5m (both sides)
Rear Yard Depth:	(minimum)	0m
Height:	(maximum)	14.0m (2 storeys)
Landscaped Open Space:	(minimum)	14%
Parking:	(minimum)	6 parking spaces which may be located within the required front yard
Floor Area Restriction:	(maximum)	127m <sup>2</sup> commercial uses 127m <sup>2</sup> residential uses
Combined Residential and Commercial Uses:		The regulations set out in the R1 Zone shall also apply
29. GE - 430 Christina Street South		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>• A commercial recreation establishment may be permitted</li> </ul>		
<b>Site Zone Regulations</b>		
Height:	(maximum)	7.5m
Landscaped Open Space:	(minimum)	40%
Parking:	(minimum)	1 per 18m <sup>2</sup> of useable floor area, of which a minimum of 42 spaces shall be provided on-site and the remainder off-site
Setbacks:	(minimum)	<ul style="list-style-type: none"> <li>- Christina Street 15.0m</li> <li>- Tecumseh Street 7.5m</li> <li>- Rose Street 15.0m</li> <li>- Southwest side 12.0m</li> </ul>

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30. GE - 1777 River Road		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>The bulk storage and sale of aggregate material.</li> </ul>		
<b>Site Zone Regulations</b>		
Landscaped Strips:	(minimum)	15.0m along the south and east limits of the property
Screening:	(minimum)	Solid visual screening not less than 3.0m high within the required landscaped strips
31. MU2 - 135 Water Street		
<b>Regulations – Apartment Dwellings in a Mixed-Use Building</b>		
Height:	(maximum)	19 storeys
Side Yard Width (north side):	(minimum) (minimum)	6.4m Floors 1 to 5: 6.4m Floors 6 to 19: 12.5m
Side Yard Width (south side):	(minimum) (minimum)	Floors 1 to 5: 2.7m Floors 6 to 19: 8.1m
Rear Yard Depth:	(minimum)	3.5m
Planting strip adjacent to a residential property:	(minimum)	0.0m
Planting strip adjacent to a street:	(minimum)	1.0m
Main floor commercial space:	(minimum)	58m <sup>2</sup>
Parking spaces:	(minimum)	1.2 spaces per dwelling unit
Bicycle parking:	(minimum)	0.2 spaces per dwelling unit
Visitor parking:	(minimum)	21 spaces
32. R1 - 254 George Street		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>Funeral Home</li> </ul>		
<b>Regulations – Funeral Homes</b>		
Setbacks:	(minimum)	As they existed on the effective date of this By-law
Lot Coverage:	(maximum)	40%
Height:	(maximum)	10.0m
Landscaped Open Space:	(minimum)	10%
Landscaped Strips:	(minimum)	3.0m adjacent to a Residential Zone and a municipal street

33. W - 131 Exmouth Street		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>Animal Shelter and Humane Learning Centre</li> <li>Accessory buildings and uses include a grooming salon, indoor/outdoor kennels, a veterinary clinic, a self-serve dog wash station, a retail store, and a cat café</li> <li>Those uses permitted in the W Zone</li> </ul>		
<b>Regulations</b>		
<ul style="list-style-type: none"> <li>In accordance with the W Zone.</li> </ul>		
34. MU1 - 1840 London Line, 1886 London Line, 1898 London Line, 1900 London Line		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>Contractor Facilities</li> <li>Building Supply Establishment</li> <li>Bulk Retail Sales Establishment</li> <li>Those uses are permitted in the MU1 Zone, except that all existing and new entertainment facilities shall be within a building</li> </ul>		
<b>Site Zone Regulations</b>		
<ul style="list-style-type: none"> <li>In accordance with the MU1 Zone</li> </ul>		
35. MU2 - 927 Exmouth Street		
<b>Site Zone Regulations – Apartment Dwelling in an Apartment Building or Mixed-Use Building</b>		
Rear Yard Depth:	(minimum)	7.8m
Landscape Open Space:	(minimum)	30%
Vehicle Parking:	(minimum)	1/apartment dwelling
Bicycle Parking:	(minimum)	0.5/1 Vehicle Parking Space
Notwithstanding the MU2 Zone, a 4.25m First Floor Height is not required:		
All other regulations in accordance with the MU2 Zone		

36. MU2 - 1244 Exmouth Street		
<b>Site Zone Regulations – Apartment Dwellings in an Apartment Building</b>		
Lot Frontage:	(minimum)	20.0m
Rear Yard Depth:	(minimum)	5.0m
Landscape Open Space:	(minimum)	40%
Notwithstanding the MU2 Zone, a 4.25m First Floor Height is not required.		
All other regulations in accordance with the MU2 Zone.		
37. MU2 - 1450 London Road		
<b>Site Zone Regulations - Apartment Dwelling in an Apartment Building or Mixed-Use Building</b>		
Front Yard Depth:	(minimum)	4.0m
Landscape Open Space:	(minimum)	33%
Rear Yard Depth:	(minimum)	7.5m
Notwithstanding the MU2 Zone, a 4.25m First Floor Height is not required.		
All other regulations in accordance with the MU2 Zone.		
38. MU2 - 236 Christina Street South		
<b>Site Zone Regulations – Townhouse Dwelling (Block)</b>		
Lot Frontage:	(minimum)	22.0m
Notwithstanding the MU2 Zone Amenity Area requirements, no private amenity space is required.		
Landscape Planting Strip:	(minimum)	1.5m where a lot line abuts a residential lot
All other regulations in accordance with the MU2 Zone.		

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39. MU1 - L'Heritage Drive		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>Townhouse Dwellings</li> <li>Uses permitted in the MU1 Zone</li> </ul>		
<b>Site Zone Regulations – Apartment Dwellings and Additional Needs Housing</b>		
Rear Yard Depth:	(minimum)	6.0m
Landscape Open Space:	(minimum)	40%
All other regulations in accordance with the MU1 Zone		
<b>Site Zone Regulations – Townhouse Dwellings</b>		
Lot Frontage:	(minimum)	10.0m/unit
Front Yard Depth:	(minimum)	4.0m
Exterior Side Yard:	(minimum)	5.0m
		<ul style="list-style-type: none"> <li>No interior side yard is required along the common lot line where dwelling units are attached by a common wall</li> <li>Where a common wall does not attach those portions of the dwelling units, a setback of 0.6m from the common lot line shall be required</li> </ul>
Landscape Open Space:	(minimum)	37%
All other regulations in accordance with the MU2 Zone.		
40. NC - 774-790 London Road		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>Existing Dwellings</li> <li>Uses Permitted in the NC Zone</li> </ul>		
<b>Site Zone Regulations – Existing Dwellings</b>		
As existing on the date of passing of the By-law		

41. AG - 2109 London Line		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>Accessory Uses and Buildings</li> <li>Commercial Schools</li> <li>Day Care Facilities</li> <li>Financial Institutions</li> <li>Offices</li> <li>Place of Worship</li> <li>Schools</li> </ul>		
<b>Site Zone Regulations</b>		
Lot Area:	(minimum)	9,000m <sup>2</sup>
Lot Frontage:	(minimum)	120.0m
Front Yard Depth:	(minimum)	13.5m
Side Yard Width:	(minimum)	12.0m
Rear Yard Depth:	(minimum)	12.0m
Height:	(maximum)	2 storeys
Floor Area Restriction:	(maximum)	0.25 times the lot area
42. AG - 2097 London Line		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>Gas Bar</li> <li>Uses Permitted in the NC Zone</li> </ul>		
<b>Site Zone Regulations – Gas Bar</b>		
As existing on the date of passing of the By-law		
<b>Site Zone Regulations – All Other Uses</b>		
In accordance with the NC Zone		
43. AG - 2091 London Line		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>A recreational vehicle, trailer and marine sales and service establishment</li> <li>Accessory Uses and Buildings</li> </ul>		
<b>Site Zone Regulations</b>		
Lot Area:	(minimum)	As existed on the date of passing of the by-law
Lot Frontage:	(minimum)	As existed on the date of passing of the by-law
Front Yard Depth:	(minimum)	10.0m
Side Yard Width:	(minimum)	3.0m
Rear Yard Depth:	(minimum)	10.0m
Height:	(maximum)	10.5m

Lot Coverage:	(maximum)	25% for all permitted buildings
Open Storage:	(maximum)	The storage and display of recreational vehicles may occupy 75% of the lot and shall be located no closer than 6m from the front lot line
44. MU1 - 1330 Exmouth Street		
<b>Site Zone Regulations – Small-Scale Beer, Wine and/or Alcohol Manufacturing Facilities</b>		
<ul style="list-style-type: none"> <li>Maximum floor area for a production area associated with a Small-Scale Beer, Wine and/or Alcohol Manufacturing Facilities shall be 180m<sup>2</sup></li> <li>Production area associated with a Small-Scale Beer, Wine and/or Alcohol Manufacturing Facilities shall be located behind a commercial use</li> <li>Small-Scale Beer, Wine and/or Alcohol Manufacturing Facilities shall be located a minimum of 100m from a residential use or residential zone</li> </ul>		
<b>Site Zone Regulations – All Other Uses</b>		
In accordance with the MU1 Zone.		
45. MU1 - 1326 London Road		
<b>Site Zone Regulations – Small-Scale Beer, Wine and/or Alcohol Manufacturing Facilities</b>		
Floor Area Restrictions:	(maximum)	Production Area: 130m <sup>2</sup> Restaurant/Taproom: 220m <sup>2</sup> Retail: 80m <sup>2</sup>
Building Setbacks:	(minimum)	As existed on the date of passing of the by-law.
Parking Spaces:	(minimum)	47
Outdoor Storage:		No open storage shall be permitted
<b>Site Zone Regulations – All Other Uses</b>		
<ul style="list-style-type: none"> <li>In accordance with the MU1 Zone</li> </ul>		

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46. R1 - Former Bright's Grove Golf Course		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>Single Detached Dwellings</li> </ul>		
<b>Site Zone Regulations</b>		
Lot Area:	(minimum)	3.7ha
Lot Frontage:	(minimum)	23.0m
Lot Coverage:	(maximum)	35%
Landscaped Open Space:	(minimum)	40%
Visitor Parking Spaces:	(minimum)	2 visitor parking spaces shall be provided for every 10 required
Parking Spaces:	(maximum)	64 Community Lots on a Plan of Condominium
All residential development is to be directed outside of the floodway. All residential development in the flood fringe shall provide a minimum building opening elevation of the regulatory flood elevation plus a freeboard of 0.3m, unless otherwise determined by the St. Clair Region Conservation Authority		
<b>Site Zone Regulations – Community Lots</b>		
For the purposes of this By-law, the regulations provided below for single detached dwellings on community lots shall apply to a parcel of land on an approved Plan of Condominium. They shall not have the same meaning as a "Lot" or its associated terms as defined individually in Section 3 of this By-law		
<b>Site Zone Regulations – Single Detached Dwellings on Community Lots</b>		
Lot Area:	(minimum)	375m <sup>2</sup>
Lot Frontage:	(minimum)	13.0m
Front Yard:	(minimum)	6.0m
Side Yards:	(minimum)	1.2m either side, except that any single detached dwelling without an attached garage shall provide a minimum interior side yard width of 3.0m on one side
Rear Yard:	(minimum)	6.0m
Lot Coverage:	(maximum)	50%
Height:	(maximum)	12.0m
Parking Spaces:	(minimum)	One parking space shall be provided per dwelling unit
Accessory Building Lot Coverage:	(maximum)	10% of the lot area

47. MU2 - Southwest Corner Lakeshore Road and Murphy Road		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>Those uses permitted in the MU2 Zone, with the exception that car washes are not permitted</li> </ul>		
<b>Site Zone Regulations</b>		
In accordance with the MU2 Zone		
<b>48. SR - 1508 Blackwell Road</b>		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>Those uses permitted in the SR Zone</li> <li>Garden Centres</li> </ul>		
<b>Site Zone Regulations – Garden Centres</b>		
Setbacks:		As existed on the date of passing of the By-law
Lot Coverage:	(maximum)	45%
Height:	(maximum)	10.5m
<b>49. AG/NE - 2403 London Line</b>		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>In addition to the permitted uses in the AG and NE Zones, the manufacturing of precast concrete products and operations deemed accessory thereto, including a single detached non-farm dwelling</li> </ul>		
<b>Site Zone Regulations</b>		
Lot Area:	(minimum)	1.4 ha
Lot Frontage:	(minimum)	60.0m
Front Yard Depth:	(minimum)	52.0m
Side Yard Width (West):	(minimum)	11.0m from Brigden Road
Side Yard Width (East):	(minimum)	25m from lot line
Rear Yard Depth:	(minimum)	50.0m
Gross Floor Area:	(maximum)	930m <sup>2</sup> for all buildings
<b>50. AG - 2500 Confederation Line</b>		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>Those uses permitted in the AG Zone</li> <li>Elementary Schools</li> </ul>		
<b>Site Zone Regulations – Elementary Schools</b>		
Lot Area:	(minimum)	1.2 ha
Lot Frontage:	(minimum)	30.0m
Front Yard Depth:	(minimum)	7.5m
Rear Yard Depth:	(minimum)	7.5m

Lot Coverage:	(maximum)	50%
Landscape Open Space:	(minimum)	35%
Height:	(maximum)	13.5m
<b>51. AG - 5349 Mandaumin Road</b>		
<b>Site Zone Regulations – Agriculture-Related Uses</b>		
Lot Area:	(minimum)	1.9 ha
Lot Frontage:	(minimum)	157.0m
Front Yard Depth:	(minimum)	12.0m
Rear Yard Depth:	(minimum)	12.0m
Side Yard Depth:	(North)	12.0m
Side Yard Depth:	(South)	12.0m
Lot Coverage:	(maximum)	20%
Height:	(maximum)	13.5m
<b>52. AG - 4394 Brigden Road</b>		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>Those uses permitted in the AG Zone</li> <li>A salt brine processing, storage and distribution facility</li> <li>Accessory uses, which may include one or more brine salt wells</li> </ul>		
<b>Site Zone Regulations – Salt Brine Processing, Storage and Distribution Facility</b>		
Site regulations for the area occupied by the facility		
Facility Area:	(maximum)	1.76 ha
Facility Frontage:	(maximum)	55.0m
Facility Depth:	(maximum)	218.0m
Landscape Strip:	(minimum)	3.0m along the front, rear and side limits of the facility
Building setbacks from the limits of the facility		
Front Yard Depth:	(minimum)	15.0m
Side Yard Depth:	(maximum)	4.5m
Rear Yard Depth:	(maximum)	15.0m
Storage Tank Setbacks from the limits of the facility		
Front Yard Depth:	(minimum)	50.0m
Side Yard Depth:	(maximum)	4.5m
Rear Yard Depth:	(maximum)	10.0m

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<b>53. R2 - Bentley Court and Cassandra Boulevard</b>
<b>Permitted Uses</b>
<ul style="list-style-type: none"> <li>• Semi-detached Dwellings</li> <li>• Those uses in the R2 Zone</li> </ul>
<b>Site Zone Regulations – Semi-detached Dwellings</b>
In accordance with the R1 Zone
<b>Site Zone Regulations – All Other Uses</b>
In accordance with the R2 Zone
<b>54. R2 - Cardiff Drive</b>
<b>Permitted Uses</b>
<ul style="list-style-type: none"> <li>• Single detached dwellings</li> <li>• Semi-detached dwellings</li> <li>• Those uses in the R2 Zone</li> </ul>
<b>Site Zone Regulations – Single &amp; Semi-detached dwellings</b>
In accordance with the R1 Zone
<b>Site Zone Regulations – All Other Uses</b>
In accordance with the R2 Zone
<b>55. R2 - Afton Court</b>
<b>Permitted Uses</b>
<ul style="list-style-type: none"> <li>• Single detached dwellings</li> <li>• Those uses in the R2 Zone</li> </ul>
<b>Site Zone Regulations – Single detached dwellings</b>
In accordance with the R1 Zone
<b>Site Zone Regulations – All Other Uses</b>
In accordance with the R2 Zone
<b>56. MU2 - Kathleen Avenue, Ross Avenue</b>
<b>Permitted Uses</b>
<ul style="list-style-type: none"> <li>• Additional Needs Housing</li> <li>• Apartment Dwellings in a Low-Rise, Mid-Rise Apartment Building or Mixed Use Building</li> <li>• Townhouses</li> <li>• Day Care Facilities</li> <li>• Accessory Buildings and Uses</li> <li>• Home-Based Businesses</li> </ul>
<b>Site Zone Regulations – Single detached dwellings</b>
In accordance with the MU2 Zone

<b>57. MU2 - 321 Devine Street</b>
<b>Permitted Uses</b>
<ul style="list-style-type: none"> <li>• Additional Needs Housing</li> <li>• Apartment Dwellings in a Low-Rise, Mid-Rise Apartment Building or Mixed Use Building</li> <li>• Institutional Uses</li> <li>• Accessory Buildings and Uses</li> </ul>
<b>Site Zone Regulations – Single detached dwellings</b>
In accordance with the MU2 Zone.
<b>58. R1 - 329 Devine Street</b>
<b>Permitted Uses</b>
<ul style="list-style-type: none"> <li>• A minor institutional use comprised of an administrative office, an office for a homeless program, a food bank and a soup kitchen, all operated by the Inn of the Good Shepherd</li> <li>• Those uses in the R1 Zone</li> </ul>
<b>Site Zone Regulations – Single &amp; Semi-detached dwellings</b>
In accordance with the R1 Zone
<b>59. R1 - Kathleen Ave.</b>
<b>Permitted Uses</b>
<ul style="list-style-type: none"> <li>• Apartment Dwellings in a Low-Rise Apartment Building</li> <li>• Those uses in the R1 Zone</li> </ul>
<b>Site Zone Regulations – Low-Rise Apartment Building</b>
Front Yard: (minimum) 4.5m
Landscape Open Space: (minimum) 30%
Landscape Strip: (minimum) 0.5m along the rear lot line
Parking: (minimum) 0.5 spaces per apartment dwelling unit
All other regulations as set out in the R1 Zone
<b>60. R1 - London Road</b>
<b>Permitted Uses</b>
<ul style="list-style-type: none"> <li>• Additional Needs Housing</li> <li>• Apartment Dwellings in a Low-Rise or Mid-Rise Apartment Building</li> <li>• Daycare Facilities</li> <li>• Institutional Uses</li> <li>• Those uses in the R1 Zone</li> </ul>
<b>Site Zone Regulations</b>
Front Yard: (minimum) 8.0m

Rear Yard:	(minimum)	7.5m for the existing building and 3m for any new building
Side Yard:	(minimum)	3m west side yard for the existing building and 3m for the east side yard for any proposed new building
Lot Coverage:	(maximum)	35%
Height:	(maximum)	20.0m
Landscape Open Space:	(minimum)	35%
Parking:	(minimum)	0.75 spaces per apartment dwelling unit
Apartment Units:	(maximum)	92
Notwithstanding any provisions of this bylaw to the contrary, the zoning regulations (except parking for non-residential uses) shall be applied to the limits of the proposed R1*60 site zone boundary, even in the event of a severance of the lands		
All other regulations as set out in the R1 Zone.		
<b>61. MU1 - 530-540 Exmouth Street</b>		
<b>Site Zone Regulations – Apartment Dwellings in an Apartment Building or Mixed-Use Building</b>		
Lot Coverage:	(maximum)	60%
Height:	(maximum)	73.0m
Amenity Space:	(minimum)	20% of the lot area
The required residential parking spaces may be supplied within the <b>MU1*62</b> Zone, provided that a Site Plan Agreement is registered on the title of the lands for parking, committing said parking spaces to the related north block		
Notwithstanding the definition of " <b>Lot Line, Front</b> ", the front lot line for 530 Exmouth Street shall be identified as the southernmost property line, dividing the lot from the "private lane"		
No tower face of an apartment dwelling shall be closer than <b>20.0m</b> to any other tower face on the same or adjoining lot		
The ground floor of the building shall have a minimum floor-to-ceiling height of <b>4.25m</b>		
All other regulations as set out in the MU1 Zone		

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62. MU1 - 530-540 Exmouth Street		
<b>Site Zone Regulations – Apartment Dwellings in an Apartment Building or Mixed-Use Building</b>		
Lot Coverage:	(maximum)	51%
Height:	(maximum)	73.0m
Amenity Space:	(minimum)	20% of the lot area
The required residential parking spaces for the MU1*61 Zone (north block) may be supplied within the MU1*62 Zone (south block), provided a Site Plan Agreement is registered on the title of the lands for parking, committing said parking spaces to the related north block		
No tower face of an apartment dwelling shall be closer than 20m to any other tower face on the same or adjoining lot		
The ground floor of the building shall have a minimum floor-to-ceiling height of 4.25m		
All other regulations as set out in the MU1 Zone		
63. MU2 - Talfourd Street at Stuart Street		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>• Additional Needs Housing</li> <li>• Apartment Dwellings in a Mid-Rise or High-Rise Apartment Building or Mixed-Use Building</li> <li>• Townhouses</li> </ul>		
<b>Site Zone Regulations</b>		
Density:	(maximum)	150 units per hectare
Parking:	(minimum)	1.1 spaces per unit
All other regulations as set out in MU2 Zone		
<b>Site Zone Regulations – Townhouses</b>		
Front Yard:	(minimum)	5.0m
Side Yard:	(minimum)	1.9m
Rear Yard:	(minimum)	7.5m
All other regulations as set out in MU2 Zone.		
<b>Site Zone Regulations – Apartment Dwellings in a Mid-Rise or High-Rise Apartment Building or Mixed-Use Building</b>		
Height:	(maximum)	34.0m
Building Setback from the Public Street:	(minimum)	Wellington Street – 118.0m Stuart Street – 45.0m Talfourd Street – 43.0m
Building Setback from the west lot line:	(minimum)	18.0m
All other regulations as set out in the MU2 Zone		

64. MU2 - Talfourd Street at Stuart Street		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>• Transitional Housing Facility (Large)</li> <li>• Those uses permitted in the MU2 Zone; however, Daycare Facilities are specifically prohibited</li> </ul>		
<b>Site Zone Regulations</b>		
Lot Coverage:	(maximum)	41%
Density:	(maximum)	45 dwelling units or 230 student residence beds
Parking:	(minimum)	103 spaces
Parking:	(minimum)	1per 6 beds of student residence 2 per school classroom
All uses are only permitted within the building as it existed on the date of passing of the by-law		
All standalone commercial uses shall be permitted to a maximum combined area of 743m <sup>2</sup> within the building as it existed on the date of passing of the by-law		
All other regulations as set out in MU2 Zone		
65. MU2 - Mitton Village		
<b>Site Zone Regulations</b>		
Landscaped Planting Strip:	(minimum)	1.5m abutting a rear lot line or interior side lot line of any Residential Zone  Parking lots shall provide a 3.0m wide landscaped strip adjacent to the street
Front Yard:	(minimum)	There shall be no front yard except where the property fronts on a street that is designated as an arterial street; in which case, no building shall be erected closer than the proposed limit of the arterial street
Rear Yard:	(minimum)	0.0m, except abutting a Residential Zone, the rear yard is established by the application of an Angular Plane
Exterior Side Yard:	(minimum)	0.0m

Interior Side Yard:		4.5m abutting a residential zone, 0.0m in all other instances
Parking and Loading:		Vehicle parking and loading facilities shall be in the rear and side yards  No vehicular parking or loading facilities may be located within any front yard
Drive-Through facilities are not permitted		
All other regulations as set out in MU2 Zone		
66. RR - 2228 Jackson Road		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>• Accessory Uses and Buildings</li> <li>• Single detached dwelling on a lot created for a surplus farm dwelling</li> </ul>		
<b>Site Zone Regulations</b>		
Front Yard Depths:	(minimum)	As existed on the date of passage of this by-law for an existing dwelling
Minimum Distance Separation:		Notwithstanding the provisions of Section 4.15, the dwelling and lot may provide MDS1 setbacks as existed on the date of passage of this By-law
67. R2 - Britoli Ave and Lizucha Drive		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>• Those uses permitted in the R2 Zone</li> <li>• Single detached dwellings</li> <li>• Semi-detached dwellings</li> </ul>		
<b>Site Zone Regulations - Single &amp; Semi-Detached Dwellings</b>		
In accordance with the R1 Zone.		
<b>Site Zone Regulations - All Other Uses</b>		
In accordance with the R2 Zone.		

# SECTION 7 | EXCEPTIONS

68. MU2 - 1299-1331 Murphy Road		
<b>Permitted Uses</b>		
<ul style="list-style-type: none"> <li>• Accessory uses</li> <li>• Apartment dwellings in an Apartment Building</li> <li>• Place of Worship</li> <li>• Day Care Facilities</li> </ul>		
<b>Site Zone Regulations</b>		
Lot Area:	(minimum)	as it existed on the date of passing of the by-law
Lot Frontage:	(minimum)	as it existed on the date of passing of the by-law
Front Yard Setback:	(minimum)	9.0m
North Side Yard Setback:	(minimum)	6.0m
Rear Yard Setback:	(minimum)	26.0m
South Side Yard Setback:	(minimum)	as it existed on the date of passing of the by-law
Height	(maximum)	19.5m
Lot Coverage	(maximum)	35%
Landscape Open Space:	(minimum)	30%
Parking	(minimum)	89 spaces
All other regulations as set out in the MU2 Zone		

# Section 8 Zoning Maps