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CITY OF BELLEVILLE

ZONING BY-LAW

A By-law to Regulate the Use of Land and
the Height, Bulk, Location, Spacing,
Character and Use of Buildings.

Raymond Hurst
Parkland " } "A"
Chapel " }

THE ZONING BY-LAW

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BY-LAW NO. 6495

A By-law to Regulate the Use of Land and the Height, Bulk, Location, Spacing, Character and Use of Buildings.

The Municipal Council of the Corporation of the City of Belleville enacts as follows:-

SECTION 1 TITLE

This By-law may be known and cited as "THE ZONING BY-LAW".

SECTION 2 DEFINITIONS

For the purposes of this By-law the definitions and interpretations given in this section shall govern.

A BUSINESS shall mean any use of buildings and/or land which is conducted for profit.

ACCESSORY shall mean normally and customarily incidental, subordinate and exclusively devoted to a principal use or building, and located on the same lot therewith.

ALLEY shall mean a public or private way which affords only a secondary means of access to abutting properties.

BASEMENT shall mean that part of a building between two floor levels, which is partly underground and which has at least one half of its height from finished floor to underside of first floor joists above the average level of the ground (finished surface) adjacent to the exterior walls of the building.

BILLBOARD shall mean any structure or part of a building which is rented for the display of advertisement and notices.

BOARDING HOUSE shall mean any building or part thereof where rooms are rented and meals supplied to four or more persons by the week or more, but not less than a week, but shall not include an hotel.

BUILDING shall mean any structure and shall include among others (a) any tank, bin or bunker, (b) any platform, staging, gallery, stadium, grandstand, bleacher or other structure for the use or accommodation of the public.

BUILDING BY LAW shall mean and include any and every by-law of the City of Belleville regulating the erection and alteration of buildings.

BUILDING LOT shall mean a parcel of land used or intended to be used as the site of a building, which is identified in the records of the Registry Office by a lot number on a registered plan of subdivision or by a metes and bounds description.

BUILDING LOT AREA shall mean the amount of land enclosed by the boundaries of the Building Lot.

CELLAR shall mean that portion of a building between two floor levels, which is partly underground and which has more than one half of its height from finished floor to underside of first floor joists below the average of the ground (finished surface) adjacent to the exterior walls of the building.

CITY CORPORATION shall mean the Corporation of the City of Belleville.

CLUB HOUSE shall mean a building or part thereof which has accommodation, facilities and equipment for the use of the members of a club that has for its objects definite purposes of a social, recreational or patriotic nature; that has less than 50 members, and that is not operated for pecuniary gain.

COMMERCIAL SCHOOL shall mean any school carried on as a business or which does not enjoy exemption from municipal taxation as a school or seminary of learning.

COMMON WALL shall mean a vertical separation completely dividing a portion of a structure from the remainder of the structure and creating in effect a building which from its roof to its lowest level is separate and complete unto itself for the purpose for which it is designed, intended or used; such wall being owned by one party but jointly used by two parties, one or both of whom is entitled to such use under the provisions of a lease.

COMMUNITY HALL shall mean a building together with the essential facilities, designed, adapted or used for civic, political, religious, educational, social or recreational purposes, but shall not include any use of a kind customarily carried on as a business.

CORNER LOT shall mean any lot situated at the junction of two or more streets, which at their point of junction form an angle of not more than one hundred and thirty-five degrees adjacent to such corner lot.

COUNCIL shall mean the Municipal Council of the Corporation of the City of Belleville.

DETACHED HOUSE shall mean a detached building used exclusively for residence purposes, having independent exterior walls and comprising not more than two self-contained dwelling units.

DISTRICT shall mean a "District" as shown on the map appended to and forming part of this By-law.

DWELLING shall mean a one-family dwelling, a two-family dwelling or a multiple dwelling.

DWELLING UNIT shall mean a self-contained unit providing therein living, sleeping, eating, food preparation and sanitary facilities for one person or family, with other essential facilities which may or may not be shared with other family dwelling units.

EXISTING shall mean existing as of date of the passing of any applicable provision of this By-law.

FRONT YARD shall mean a yard extending across the front of a lot from side lot-line to side lot-line, and from the front lot-line to a main building, disregarding front steps.

HABITABLE ROOM shall mean a room designed for living, sleeping, eating or food preparation, and includes in addition to standard rooms, a den, a library, sewing room, enclosed sunroom or recreation room.

HEIGHT with reference to a building shall mean the vertical distance from grade level to the highest point of same.

HEREAFTER shall mean after the date of the passing of any applicable provision of this By-law.

HOTEL shall mean any hotel within the meaning of the Hotel Registration of Guests Act or the Liquor License Act, but shall not include a tourist home.

HOUSE shall mean a building together with the land upon which it is situated, comprising one or more family housing units, and including facilities ordinarily required for family housing.

INDUSTRIAL USE shall mean any use provided for in "E" and "F" districts only, and which is not permitted in any other district.

INTERIOR LOT shall mean any lot except a corner lot.

INTERIOR REGULAR LOT shall mean an interior lot having an average depth of at least twice its average width.

LOADING SPACE shall mean a space provided or used for the purpose of loading or unloading goods, wares, merchandise or materials, and which is appurtenant to any building or parcel of land and is not upon or partly upon any street or alley but is accessible thereto.

LOCAL GROCERY STORE shall mean a "retail store or shop" serving the needs of the immediate neighbourhood only, the main line of merchandise being groceries with the sale of drugs permitted as a sideline.

LOT shall mean Building Lot.

MAIN BUILDING shall mean that building, the nature of the use of which determines the status of the lot upon which it is authorized to be constructed or upon which it is constructed.

MOTEL shall mean a group of buildings, a separate building or two or more connected buildings used for the purpose of catering to the needs of the travelling public by the supply of furnished sleeping or housekeeping accommodation, for a single night or less than a week at one time, each rental unit having individual entrances directly from the open air.

MOTOR SERVICE STATION shall mean a building or land in or from which gasoline, oil and accessories are sold for use in motor vehicles and where only minor or running repairs essential to the actual operation of motor vehicles may also be performed.

MULTIPLE DWELLING shall mean a building or portion thereof comprising three or more self-contained dwelling units, but shall not include row houses.

NON-CONFORMING USE shall mean that use to which any land, building or structure was lawfully put on the day this By-law or any applicable amendment was passed, and which does not conform with the requirements of this By-law, for the "DISTRICT" in which such land, building or structure is situate.

PARKING SPACE shall mean an area, enclosed in a building, or unenclosed, sufficient in size to store one ordinary automobile, and located on land other than a street or alley.

PARTY WALL shall mean a wall used jointly by two parties and erected at or upon a line separating two parcels of land each of which is a separate real estate entity.

PRINCIPAL USE shall mean that use, the nature of which determines the "DISTRICT" classification of same.

PUBLIC WATER SUPPLY shall mean the water supply to the individual lot made available through a water service pipe by the Belleville Utilities Commission.

PUBLIC GARAGE shall mean any building, space or enclosure in which the business of storing or repairing motor vehicles is carried on or in which motor vehicles used for hire or for business purposes are stored, but shall not include a car wrecker's yard.

PRIVATE GARAGE shall mean any garage not included within the definition of a "Public Garage", but shall not include a car wrecker's yard.

REAR YARD shall mean a yard extending across the rear of a lot from side lot-line to side lot-line and from the rear lot-line to a main building, disregarding rear steps.

RETAIL STORE OR SHOP shall mean a building or part thereof in which goods, wares or merchandise are sold or offered for sale directly to the public, and shall include among others a merchant tailor's shop, a barber's shop, a hairdresser's shop, a milliner's or dressmaker's shop, a fur dealer's shop, a baker's shop and a shoe repairer's shop.

ROOMING HOUSE shall mean a building or part thereof in which three or more rooms, not being dwelling units, are rented, but shall not include a boarding house or tourist home.

SEMI-DETACHED HOUSE shall mean a house which is separate and complete unto itself for the purpose of one-family dwelling, but is joined by a common or party wall to another house.

SIDE YARD shall mean a yard between a side lot-line and a main building, and extending from the front yard to the rear yard.

SIGN shall mean any form of sign allowed by City by-laws advertising the name or products of a single business.

STREET LINE shall mean the line dividing a street from a lot.

STRUCTURE shall mean any erection fixed to or supported by the soil either directly or indirectly by attachment to a building.

TRAILER CAMP shall mean a trailer camp within the meaning of the licensing provisions of the Municipal Act.

TOURIST CAMP shall mean a tourist camp within the meaning of the licensing provisions of the Municipal Act.

TOURIST HOME shall mean a dwelling used mainly for the supply of furnished sleeping accomodation for the needs of the travelling public, for a single night or less than a week at one time, and if meals are supplied there shall be not more than five bedrooms, but shall not include an hotel.

TWO-FAMILY DWELLING shall mean a detached house comprising two self-contained dwelling units with joint services, the lot on which the house is built being under single ownership or tenancy.

VALUE for building permit purposes shall mean the value of material and labour used in the erection of a building and shall include among others, the cost of wiring, plumbing and heating, and the builder's profit, but shall not include the cost of the building lot.

YARD shall mean an open space located on the same lot as the building which it serves, unoccupied from the ground to the sky except as authorized by this By-law and which extends along the entire length of a lot or street line.

SECTION 3 APPLICATION OF BY-LAW

3:1 Territory

Save as in this section otherwise provided, the provisions of this By-law shall apply to all lands lying within the limits of the City of Belleville as shown on the attached Map which is hereby declared to be part of this By-law.

3:2 Non-conforming Uses

This By-law shall not apply to any land, building or structure which on the day of the passing of this By-law or any applicable amendment, is used or erected for any purpose prohibited by this By-law, so long as it continues to be used for that purpose; nor shall this By-law apply to any building, the plans for which have prior to the day of the passing of the By-law been approved by the Building Inspector, so long as the building when erected, is used for the purpose for which it was erected.

3:3 Changes of Non-conforming Uses

If no extension, enlargement or alteration is made, a non-conforming use of land or of a building or structure may be changed to another non-conforming use of the same or of a less restricted kind, but whenever a non-conforming use has been changed to a less restricted use or to a conforming use, it shall not thereafter be changed to a more restricted use.

3:4 Existing Lots and Re-subdivision Thereof

- a) Where a building lot having a lesser frontage or area than is required for such lot by the provisions of this By-law, is shown to be a distinct and separate lot at the time of the passing of this By-law by the records of the Registry Office, then a building may be erected and used on such smaller building lot provided that it conforms with all other provisions of this By-law.
- b) It is not the intention of this By-law to prohibit the re-subdivision of building lots registered previous to the effective date of this By-law, by the strict interpretation of the lot area and the frontage requirements, provided that all the other requirements of this By-law can be met.

3:5 Certain Uses not Restricted

Save with respect to requirements for yards, and save as hereinafter specifically provided or limited, the provisions of this By-law shall not apply to the following uses:-

- ~~A HOME OCCUPATION~~ or subject to By-law 6342 passed April 15th, 1952 and any amendments thereto, the keeping of small animals or fowl not primarily for gain.
- A PUBLIC OR COMMUNITY PARK
- A PLAYGROUND
- A GARDEN
- A PUBLIC STREET
- A STATUE, MONUMENT, CENOTAPH, FOUNTAIN or other such memorial or ornamental structure
- AN ELECTRIC POWER DISTRIBUTING STATION or TRANSFORMER STATION under the jurisdiction of the Hydro-Electric Power Commission of Ontario or the Belleville Utilities Commission, and which does not include a storage yard
- AN ELECTRIC COMMUNICATION or POWER TRANSMISSION LINE
- A PUMPING STATION for water, sewage, oil or other fluid but not including a storage yard

A FILTRATION PLANT but not including a storage yard
AN UNDERGROUND TRANSMISSION LINE for hot air, steam, gas,
oil or other fluids
A RAILROAD RIGHT OF WAY and PASSENGER STATION, but not
including any switch track, loading or unloading track or
freight or classification yard
A PROPERLY AUTHORIZED TRAFFIC SIGN OR SIGNAL, any public
election list or government proclamation, any sign or notice
of the Local Board of Health, Provincial Department of
Highways, or other local or other government department, or
any other sign or notice contemplated by Statute for the
promotion of the public interest
A WATERMAIN OR SEWER either maintained by or authorized by
competent public authority.

SECTION 4 DISTRICTS AND BOUNDARIES THEREOF

4:1 For the purpose of this By-law the Municipality of the
City of Belleville is divided into "DISTRICTS" or "ZONES"
namely:

- A Districts
- A 1 Districts
- B Districts
- C Districts
- D Districts
- E Districts and
- F Districts

4:2 The boundaries of all the said "Districts" shall be as
shown on the attached Map.

4:3 Where any uncertainty exists as to the location of the
boundary of any district as shown on the attached Map, the
following rules shall apply:-

- a) Where a "District" boundary is indicated as approximately
following the limits of a registered lot, the boundary
shall follow such limits.
- b) Where a "District" boundary is indicated as approximately
parallel to any street line, such "District" boundary
shall be construed as being parallel to such street line
and the distance therefrom shall be according to the
scale of the attached map.
- c) Where a "District" boundary is indicated as following
the high water mark of the Bay of Quinte or the Moira
River, such boundary shall be deemed to include all land
covered with water wherever any jetty, boathouse, pier
or other building or structure is or is proposed to be
erected.

SECTION 5 GENERAL PROVISIONS

5:1 Prohibition as to Use

No land within the defined area shall be used, and no
building or structure shall be erected, altered, used or
maintained except in conformity with the provisions of
this By-law for such use.

5:2 Provisions of By-law to be the Minimum

The provisions of this By-law for purposes of interpretation
and application shall be held to be the minimum requirements
adopted for the protection of the health, convenience,
safety and general welfare of the public.

5:3 Yards of Existing Buildings not to be Reduced Below Minimum

No lot or parcel of land shall be reduced in area by alienation or by building construction, so as to make any yard of a building hereafter erected or of an existing building, less than as required for a building erected under the provisions of this By-law.

5:4 Minimum Floor Area for Dwellings

No dwelling unit shall have a total floor area of less than 380 square feet measured by interior wall dimensions and exclusive of porches.

5:5 The External Design and Character of Buildings

All buildings within the limits of the City of Belleville hereafter erected shall have the roof and walls finished with new material recognized as an outside cladding material.

5:6 Certain Buildings Prohibited for Use as Dwellings

No cellar, garage or other accessory building shall be used for purposes of human habitation.

5:7 Accessory Buildings

No accessory building shall exceed 15 feet in height except one accessory to a farming use, and every such accessory building over 15 feet in height shall be at least 10 feet from the nearest lot line.

5:8 Provision of Loading Spaces

In any district whenever a building is erected, altered for or its use converted to manufacturing, warehouse, storage, department store, wholesale store, retail store, market, freight or passenger terminal, hotel, hospital or mortuary purposes or for other use similarly involving the frequent shipping loading or unloading of persons, animals or goods, LOADING SPACE shall be provided and maintained on the same premises with every such building, in such a manner as to render unnecessary any obstruction or interference with traffic upon any street including the sidewalk, by reason of any loading or unloading operations, and for every 20,000 square feet or fraction thereof of building floor area in excess of 3,000 square feet of such area, there shall be provided one loading space at least 10 feet wide, 25 feet long and with a vertical clearance of at least 15 feet.

5:9 Signs

Except as hereinafter provided, the use of land, buildings or structures for the erection of signs and billboards is prohibited.

SECTION 6 "A" DISTRICTS (One & Two Family Dwellings)

6:1 Permissible Uses

No building, structure or part thereof shall be erected, altered or used, nor shall any land be used for other than one or more of the following uses:-

- A ONE-FAMILY DETACHED DWELLING
- A TWO-FAMILY DETACHED DWELLING
- A PRIVATE GARAGE
- A SCHOOL
- A PUBLIC LIBRARY, AN ART GALLERY OR A MUSEUM
- A PARK (including open air swimming pools and usual park buildings)
- A BOY-LING GREEN OR TENNIS COURT
- HORTICULTURE (not including large greenhouses for business)
- AN OFFICE OR CONSULTING ROOM for use by a physician, a dentist or other professional person when located in his or her residence.
- A CHURCH, A PARISH HALL
- An accessory building for uses customarily incidental to any of the above uses.

6:2 Permitted Signs

Signs either non-illuminated or illuminated by indirect means only, as follows:-

- a) Not more than one square foot in area for advertising name and profession only.
- b) Not more than six square feet in area for the temporary advertising for sale, rent or lease, the real property on which such sign is located.
- c) Church bulletin boards up to twelve square feet in area.

6:3 Off-Street Parking

One parking space shall be provided for each family dwelling unit.

6:4 Lot Frontage

Except as otherwise provided for in this By-law, a detached house shall not be built on a lot less than 40 feet wide.

6:5 Lot Areas

- a) Where there is a public water supply and a sanitary sewer, a building lot area shall not be less than the following:-

| | |
|-------------------------------------|---------------|
| Detached one or two family house | 4,000 sq. ft. |
| Semi-detached house (one of a pair) | 3,000 sq. ft. |

- b) Where there is a public water supply but no sanitary sewer, a building lot area shall not be less than the following:-

| | |
|-------------------------------------|---------------|
| Detached one or two family house | 7,500 sq. ft. |
| Semi-detached house (one of a pair) | 5,000 sq. ft. |

- c) Where there is neither a public water supply nor sanitary sewer, a building lot area for any use in this section shall not be less than 15,000 square feet.

6:6 Lot Coverage

- a) A detached one-family house shall not cover more than 33% of the area of an inside lot and not more than 40% of the area of a corner lot.
- b) A two-family house shall not cover more than 50% of the area of an inside lot and not more than 60% of the area of a corner lot.

6:7 Front Yard

- a) Except as otherwise provided in this paragraph, no building shall be closer to the street line than 12' 0" or closer than as may be defined by a building line established by by-law.
- b) Abatement of the above 12' 0" provision is allowed where there are existing buildings as follows:-

No building hereafter erected shall be closer to the street line than the average depth of existing buildings in the same city block and fronting on the same street.

6:8 Rear Yard

The rear yard on an interior regular lot shall have a minimum depth equal to the height of the main building.

6:9 Side Yard

- a) Except as otherwise provided in this paragraph, a side yard shall be provided on each side of any dwelling, garage, or building accessory to a dwelling as follows:-

The minimum width of each such yard clear of all projections except eaves or chimneys shall be 3' 0" plus 2' 0" for each additional or partial storey above the first; this distance shall be provided regardless of the presence or absence of windows. In computing the width of a side yard of any building on an interior lot which has a registered lane at the side, half the width of such land adjacent to such side yard may be considered as a portion of that lot.
- b) For any other building permitted in this Section the minimum width of side yard on each side of such building clear of all projections except eaves or chimneys, shall be 10' 0" plus 1' 0" for each foot of building height in excess of 35 feet.
- c) For corner lots the side yard on the flanking street shall be not less than the front yard requirements for a building fronting on that street.
- d) Abatement for lots of insufficient width:

In the case of a lot having a width of less than 40' 0", the side yard at any point shall be not less than 2' 0" provided that for a house with more than one storey, the side yard shall be not less than 5' 0" on any side of such house in which there are required windows from habitable rooms.
- e) No side yard is required for a garage erected in the rear yard of a main building, provided that no part of the said garage abuts on the side yard of the adjacent lot.

6:10 Garages

Outside walls of attached or built-in garages shall be considered as house walls in determining side yards. The distance between houses and detached garages shall be not less than 3' 0" clear of all projections.

6:11 Minimum Cost of Dwellings in a Defined Area

Except the land abutting the South Side of Bay Drive, no dwelling shall be erected in any "A" district which has a value for building permit purposes of less than \$7,000.00 (see definition of "value").

SECTION 7 A 1 DISTRICTS (Apartments, etc.)

7:1 Permissible Uses

Section ↑ deleted.

No building, structure or part thereof shall be erected, altered or used, nor shall any land be used for other than one or more of the following uses:-

- a) Any use as permitted in an "A" district and which conforms to all the regulations as specified for that district.
- b) A MULTIPLE DWELLING
- c) AN OFFICE for use by a PHYSICIAN OR DENTIST

7:2 Off-Street Parking

- a) A MULTIPLE DWELLING shall provide one space for each two dwelling units.
- b) AN OFFICE shall provide one parking space for each 500 square feet or portion thereof of office space.

7:3 Requirements as to Signs, Front, Rear and Side Yards and Garages

as specified for an "A" district.

7:4 Lot Area

A multiple family dwelling shall not be built upon a lot having an area of less than 6,000 square feet.

7:5 Lot Coverage

A multiple family dwelling shall not cover more than 50 per cent of the area of an inside lot and not more than 60 per cent of the area of a corner lot. For the purposes of this section, a corner lot shall not exceed 22,000 square feet.

7:6 Garages

Provisions as for an "A" district.

7:7 Driveways

Access to garages and required parking areas shall be by a driveway at least 10 feet wide clear of all projections and parking space.

7:8 Location of the Buildings in a Defined Area

Any buildings hereafter erected on lots 147 to 157 inclusive on Hastings Drive shall be so located that the front of the said buildings shall face on Hastings Drive and access to the said buildings shall be from Hastings Drive.

7:9 Minimum Cost of Dwellings in a Defined Area

No dwelling shall be erected in any "A 1" district which has a value for building permit purposes of less than \$7,000.00 (see definition of "Value").

SECTION 8 "B" Districts - (Multiple Dwellings, Rooming Houses, etc.)

8:1 Permissible Uses

No building, structure or part thereof shall be erected, altered or used, nor shall any land be used for other than one or more of the following uses:-

- a) Any use as permitted in an "A" district and which conforms to all the regulations as specified for that district.
- b) A MULTIPLE DWELLING
A BOARDING HOUSE, A ROOMING HOUSE, and A TOURIST HOME
A HOSPITAL, A SANATORIUM and A CLINIC
AN OFFICE
A LOCAL GROCERY STORE
An accessory building for uses customarily incidental to any of the above uses.

8:2 Permitted Signs

As specified for an "A" district.

8:3 Off-Street Parking

- a) A MULTIPLE DWELLING shall provide one space for each two dwelling units.
- b) A TOURIST HOME shall provide one space for each tourist room.
- c) A CLINIC shall provide one space for each ten feet of frontage.
- d) AN OFFICE shall provide one parking space for each 500 square feet or portion thereof of office space.

8:4 Lot Area Requirements Applicable only to Buildings Hereafter Erected.

- a) Where there is a public water supply and a sanitary sewer, the area of a building lot for the use of a MULTIPLE DWELLING, A BOARDING HOUSE or ROOMING HOUSE, A TOURIST HOME, shall be not less than 6,000 square feet.
- b) Where there is a public water supply but no sanitary sewer, the area of a building lot for any of the uses in clause (a) above shall be not less than 10,000 sq. ft.
- c) Where there is neither a public water supply nor a sanitary sewer, the minimum building lot area for any of the uses of this section shall be 15,000 square feet.

8:5 Lot Coverage

- a) Except as otherwise provided in this paragraph, a MULTIPLE DWELLING, a BOARDING OR ROOMING HOUSE, A TOURIST HOME, including in each case accessory buildings, shall not cover more than 50 per cent of the area of an inside lot and not more than 60 per cent of the area of a corner lot. For the purposes of this section, a corner lot shall not exceed 22,000 square feet.

- b) Abatement of the provisions of clause (a) will be permitted to agree with the existing use as established and stabilized by the presence of MULTIPLE DWELLINGS, BOARDING OR ROOMING HOUSES and TOURIST HOMES with more than 50 per cent and 60 per cent coverage for interior and corner lots respectively.

8:6 Front and Rear Yards

As specified for an "A" district, but the depth of a rear yard need not exceed 25 feet.

8:7 Side Yards

- a) For all buildings not exceeding thirty-five feet in height, the provisions for an "A" district shall apply.
- b) For buildings exceeding thirty-five feet in height, the provisions for an "A" district shall be increased by one foot in width for each foot of building height over thirty-five feet, but in no case shall any such yard be less than ten feet in width.

8:8 Garages

Provisions as for an "A" district.

8:9 Driveways

Provisions as for an "A 1" district.

SECTION 9 "C" DISTRICTS - (General Business)

9:1 Permissible Uses

No building, structure or part thereof shall be erected, altered or used, nor shall any land be used for other than one or more of the following uses:-

- a) Any use as permitted in an "A" or "B" district and which conforms to all the regulations as specified for that district.
- b) A RETAIL STORE OR SHOP
DWELLING UNITS over stores, shops and offices
A BANK, A POSTAL SUB-STATION
A COMMUNITY HALL, A CLUB HOUSE
A FROSTED FOOD LOCKER PLANT
A TELEPHONE EXCHANGE OR TELEGRAPH OFFICE
A FUNERAL PARLOUR
A POLICE STATION, A FIRE HALL
A MUNICIPAL OR OTHER GOVERNMENT ADMINISTRATIVE BUILDING
A LABORATORY
A RESTAURANT
A MOTOR SERVICE STATION only for the sale of gasoline, oil and accessories by the attendant.
A TAXI SERVICE
AN HOTEL, A MOTEL, A TOURIST CAMP, A TRAILER CAMP
An accessory building or structure for uses customarily incidental to any of the above uses.

9:2 Permitted Signs

Signs advertising a business conducted on the premises and limited in area to three square feet for each linear foot of frontage occupied by the business. The signs in this section shall be parallel to the front of the building served and shall not project more than three feet above the roof line of the building to which attached.

9:3 Off-Street Parking

- a) A RETAIL STORE OR SHOP having a floor area of 3,000 square feet or greater shall provide one parking space for each 500 square feet of floor area therein.
- b) A FUNERAL PARLOUR shall provide one space for each 5 feet of frontage.
- c) OFFICE SPACE shall provide one space for each 1,000 square feet or portion thereof of floor space.
- d) A RESTAURANT shall provide one space for each 5 feet of frontage.
- e) A TOURIST HOME, A MOTEL shall provide one space for each rental unit.
- f) AN HOTEL shall provide one space for each 4 rooms.
- g) A TAXI SERVICE shall provide one space for each taxi.
- h) DWELLING UNITS over stores, shops and offices shall provide one space for each two dwelling units.

9:4 Lot Areas

Where dwelling units occur over stores there shall be not less than 1,000 sq. ft. of building lot area for each such dwelling unit.

9:5 Front and Rear Yards

Provisions as for an "A" district, but the depth of a rear yard need not exceed 25 feet.

9:6 Side Yard

- a) None required except as where provided for by the Building By-law for fire protection and in the following clauses (b) and (c).
- b) Where the side boundary of such a lot adjoins a side yard in an "A", "A 1" or "B" district, a side yard of not less than 5 feet in width shall be provided on such adjoining side.
- c) In the case of a corner building lot, the side yard along the flanking street shall be not less in width than the front yard requirements on such flanking street.

SECTION 10 "D" DISTRICTS - (Commercial)

10:1 Permissible Uses

No building, structure or part thereof shall be erected, altered or used, nor shall any land be used for other than one or more of the following uses:-

- a) Any use as permitted in an "A", "B" or "C" district.
- b) AUTOMOBILE SALES & SERVICE
PUBLIC GARAGE AND SERVICE
A BUS TERMINAL
A MORGUE OR MORTUARY
A THEATRE, A MOTION PICTURE THEATRE, A DANCE HALL, A POOL ROOM, AN ARENA
A PRINTING ESTABLISHMENT
A TRUCKING DEPOT
A WAREHOUSE & SUPPLY OR STORAGE YARD

A BILLBOARD FOR ADVERTISING PURPOSES
A PUBLIC UTILITIES BUILDING
AN ANIMAL HOSPITAL, A DOG POUND
AN ARMOURIES
A BAKERY
A GAOL
A COMMERCIAL SCHOOL
A DISTRICT CITY CORPORATION OR UTILITIES YARD
An accessory building for uses customarily incidental
to any of the above uses.

10:2 Signs

Any type permitted, but regulated by By-law No. 5734 and any amendments thereto.

10:3 Off-Street Parking

A TAXI SERVICE shall provide one space for each taxi.

A FUNERAL PARLOUR shall provide one space for each 5 feet of frontage.

A MOTEL, A TOURIST HOME shall provide one space for each rental unit.

AN HOTEL shall provide one space for each 4 rooms.

A DANCE HALL, A PUBLIC HALL, AN ARENA, A STADIUM or like place of entertainment shall provide one space for each 10 persons of licensed capacity.

A THEATRE, A MOTION PICTURE THEATRE, shall provide one space for each 10 seats.

A DEPARTMENT STORE, A GROCETERIA, A SUPERMARKET or other similar self-service store shall provide one space for each 500 square feet of floor area therein.

10:4 Front Yard

A front yard shall be provided having a depth of not less than 40 feet from the centre line of the highway, street or road on which the building lot abuts:

Provided that such depth need not exceed the average of depths of the existing front yards for the adjoining lots on the effective date of this By-law.

10:5 Rear Yard

None required except that where the rear boundary adjoins a rear yard in an "A", "A1" or "B" district, the said rear yard shall have a depth of 15 feet.

10:6 Side Yard

None shall be required except that:

a) Where required by the Building By-law for fire protection.

b) Where the side boundary of such a lot adjoins a side yard in an "A", "A 1" or "B" district, a side yard of not less than 5 feet in width shall be provided on such adjoining side.

SECTION 11 "E" DISTRICTS - (Limited Industrial)

11:1 Permissible Uses

No building, structure or part thereof shall be erected, altered or used nor shall any land be used for other than one or more of the following uses:-

- a) Any use as permitted in an "A", "B", "C" or "D" district and which conforms to all the regulations as specified for the most restricted district in which it is permissible.
- b) A CONTRACTOR'S YARD
A CITY YARD OR UTILITIES YARD
A DRY CLEANING OR DYEING ESTABLISHMENT, A LAUNDRY
A LUMBER YARD
A CARPENTER'S SHOP
A PAPER PRODUCTS FACTORY except the manufacture of building paper, tar or asphalt composition roofing saturated paper, excelsior or fibre
A WOOD PRODUCTS FACTORY
A SMALL METAL-WARES FACTORY
A BLACKSMITH'S OR WELDING SHOP, but not including a scrap metal or junk yard or car wrecker's business
A STONE DRESSING OR MONUMENT WORKS
A SOFT DRINK MANUFACTORY
A BOTTLING ESTABLISHMENT
A DAIRY, A DAIRY PRODUCTS PLANT
A TEXTILE FACTORY
A PAINTER'S SHOP
A LIVERY STABLE
A BOOK-BINDER'S OR UPHOLSTERER'S SHOP
A HANDICRAFT INDUSTRY
A VEGETABLE FOODS PRODUCTS FACTORY

11:2 Signs

Provisions as for a "D" district.

11:3 Off-Street Parking

An INDUSTRIAL USE shall provide one space for each five workers.

11:4 Lot Areas, Front, Rear and Side Yards

Provisions as for a "C" district.

SECTION 12 "F" DISTRICTS - (Industrial)

12: 1 Permissible Uses

No building, structure or part thereof shall be erected, altered or used, nor shall any land be used for other than one or more of the following uses:-

- a) Subject to the provisions of clauses (i), (ii), (iii) and (iv) of this paragraph, and except for the use for dwellings, any lands or buildings may be used for any purposes permitted by existing laws and by-laws including any use provided for in this By-law.
 - (i) any such use shall conform to all the regulations of this By-law provided for it in more highly restricted districts.
 - (ii) No industrial building or part thereof shall be used for human habitation.

(iii) The only dwelling permitted shall be erected in an industrial establishment for the sole use of a watchman or other employee whose residence on the premises is essential, together with such employee's family and the said dwelling shall conform to all the regulations in Section 6 of this By-law.

(iv) No industrial building or part thereof shall be used for any purpose which from its nature or the materials used therein is, under the Public Health Act or regulations thereunder, declared to be a noxious trade, business or manufacture and specifically, but without limiting the generality of the foregoing, none of the following trades, businesses or manufactures shall be carried on without the consent of the local Board of Health, as provided in Section 89 of the Public Health Act:

- a) Blood boiling
- b) Bone boiling
- c) Refining coal oil
- d) Extracting oil from fish
- e) Storing hides
- f) Soap boiling
- g) Tallow melting
- h) Tripe boiling
- i) Slaughtering animals
- j) Tanning hides or skins
- k) Manufacturing gas
- l) Manufacturing glue
- m) Manufacturing or storing of fertilizers from dead animals or from human or animal waste

12:2 Requirements for Signs, Off-Street Parking, Lot Areas, Front, Rear and Side Yards

Provisions as for an "E" district.

SECTION 13 ADMINISTRATION AND VIOLATION

13:1 Administration

- a) This By-law shall be administered by the Building Inspector.
- b) In addition to the requirements of the Building By-law, every application for a building permit shall be accompanied by a statement signed by the owner or authorized agent; which statement shall set forth in detail the current and intended use of each building and structure or part thereof, and all information necessary to determine whether or not every such building or structure conforms to the requirements of this By-law.

The lot and location of every building and structure thereon shall be staked out on the ground before construction is started. NOTE: The lack of a survey or a mistake does not relieve any person from liability for not complying with the requirements of this By-law.

- c) It shall be unlawful to use any building, structure or part thereof hereafter erected or altered, or change the type of use of any land, building, structure or part thereof, until an official certificate of occupancy has been issued certifying that such use conforms to the provisions of this By-law, but no such certificate shall be refused if the proposed use is not prohibited by this By-law.

d) The Building Inspector or any employee of the City Corporation acting under his direction is hereby authorized to enter, at all reasonable hours, upon any property or premises in or about which there is reason to believe that the provisions of this By-law are not being complied with, and for the purpose of carrying out his duties under this By-law.

13:2 Violations and Penalties

Every person who uses any land, or erects or uses any building or structure in a manner contrary to any requirements of this By-law, or who causes or permits such use or erection, or who violates any provision of this By-law or causes or permits a violation, shall upon conviction therefor, forfeit and pay a penalty not exceeding fifty dollars (\$50.00) exclusive of costs, for each such offense.

13:3 Restraint

Where this By-law is contravened, in addition to any other remedy provided and to any penalty imposed by this By-law, such contravention may be restrained by action at the instance of any ratepayer or of the City Corporation.

SECTION 14

14:1 This By-law shall come into effect on the day it is passed by Council, subject to the approval of The Ontario Municipal Board.

14:2 In the event of conflict between the provisions of this By-law and any other by-law, the provisions of this By-law shall prevail.

14:3 By-laws numbers 3259 and 6443 are hereby repealed.

Read a first time this day of 1953,
Read a second time this day of 1953
Read a third time and finally passed this day of 1953.

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Mayor

Deputy Clerk