

TOWNSHIP OF AUGUSTA
RESTRICTED AREA (ZONING) BY-LAW
ZONING BY-LAW NO. 1818

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EXPLANATORY NOTE

The purpose of this Zoning By-Law is to implement the policies contained in the Official Plan of the Prescott and Suburban Planning Area. Section 7, subsection 3.1 of the Official Plan states:

“Zoning By-Laws will be written or revised as required to implement the Official Plan.”

The Official Plan is a document which establishes overall policy for growth to ensure that development is consistent with good planning principles and the Municipality’s ability to provide the necessary services. The Zoning By-Law implements the Official Plan and all zoning must be in conformity with the Official Plan.

The Zoning By-Law establishes zones for the uses permitted within the road categories of the Official Plan, but it is not intended that all land use areas designated in the Official Plan will be zones for such uses immediately by the Zoning By-Law. Section 7, subsection 3.3 of the Official Plan states:

“Certain areas designated for specific land uses on the Official Plan may be zones in a holding zone category in order to delay their development as proposed in the Plan until the area is ready for such development and the standards appropriate to the designated use can be satisfied. Under the holding zone category, the lands may be zoned for agricultural use or for open space uses or for existing uses.”

Section 7, subsection 3.5 of the Official Plan further states:

“When Council receives an application for a development project which is deemed suitable by Council and which is in accordance with the designation and policies of the Official Plan, the holding zone category will be amended in the implementing by-law without any need for an amendment to the Official Plan.”

A Zoning By-Law does not freeze land but provides the regulations for using land in an orderly and rational manner, in accordance with the land use designation and the policies of the Official Plan. A Zoning By-Law deals specifically with the manner in which land is to be used: its best use, the type of buildings best suited for that use, minimum lot requirements, minimum yard requirements, maximum lot coverage, maximum building height and other similar development standards.

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THE CORPORATION OF THE
TOWNSHIP OF AUGUSTA

BY-LAW NO. 1818

Being a By-Law to provide for the regulation
of land and the erection, character, use
and location of buildings and structures
in the Township of Augusta

WHEREAS it is considered desirable to regulate the use of land and the character, location and use of buildings and structures within the Township of Augusta;

AND WHEREAS authority is granted under Section 35 of The Planning Act, R.S.O. 1970 to the council of the Township of Augusta to exercise such powers, subject to the approval of the Ontario Municipal Board;

NOW THEREFORE the Council of the Corporation of the Township of Augusta enacts as follows:

SECTION 1 – TITLE, APPLICATION AND SCOPE

1.1 TITLE OF BY-LAW

This By-Law may be cited as the Township of Augusta Zoning By-Law.

1.2 APPLICATION OF THE BY-LAW

The provisions of the By-Law shall apply to all lands within the municipal boundaries of the Township of Augusta, shown on Schedule “A” forming part of this By-Law.

1.3 SCOPE OF BY-LAW

- (a) No person shall use any land or erect or later or use any building or structure except in conformity with the provisions of this By-Law respecting the zone:
 - (i) in which such land, building or structure is located, or
 - (ii) in which it is proposed to use any land or to erect or use any building or structure.
- (b) No person shall change the purpose for which any land or building is used or erect any new building or addition to any existing building or sever any lands from an existing parcel if the effect of such action is to cause the original adjoining or remaining buildings or land to be in contravention of this By-Law.

SECTION 2 – EXISITING USES

2.1 NON CONFORMING USES

This By-Law shall not apply:

- (a) to prevent the use of any land, building or structure for and purpose prohibited by the By-Law if such land, building or structure was lawfully used for such purposes on the day of the passing of this By-Law, so long as it continues to be used for that purpose prohibited by the By-Law; or
- (b) to prevent the erection or use of any building or structure, the plans for which have, prior to the day of the passing of this By-Law, been approved by the Chief Building Official. This section shall apply so long as the building or structure, when erected, is used and continues to be used for the purpose for which it was erected and provided the erection of such building or structure is commenced within two years after the passing of this By-Law.

2.2 NON-COMPLIANCE OF EXISTING USES

Where a building has been erected prior to the day of the passing of this By-Law on a lot having less than the minimum frontage and this By-Law on a lot having less than minimum setback and/or side yard and/or rear yard and/or minimum usable open space or parking spaces required by this By-Law, the said building may be enlarged, repaired or renovated provided that:

- (a) the enlargement, repair or renovation does not further reduce a front yard and/or side yard and/or rear yard and/or usable open space or parking space having less than the minimum required by this By-Law; and
- (b) All other application provisions of this By-Law are complied with.

SECTION 3 – RESTORATION OF BUILDING OR STRUCTURES TO A SAFE

CONDITION

Nothing in this By-Law shall prevent the strengthening or restoration to a safe condition or the reconstruction of a building or structure that is a non-conforming and/or non-complying use, provided that such repair, restoration or reconstruction does not further contravene the provisions of this By-Law because of a change in the height, size, volume, or use of such building or structure.

SECTION 4 – LOTS OF RECORD

Where a lot having a lesser separation distance, lot frontage, area and/or depth than that required by this By-Law is: By-Law No. 1862

- (a) held under distinct and separate ownership from abutting lots, on or before the date of passing of this By-Law, as evidenced by the records of the Registry Office; or
- (b) a lot on a registered plan of subdivision, except for a lot in a registered plan deem not to be a plan under Section 29 of The Planning Act, being Chapter 349, R.S.O. 1970; or
- (c) Created as a result of expropriation or highway widening or other land acquisition by Her Majesty the Queen in right of Ontario or Canada or any Crown agency or corporation or any municipality or any other authority having statutory powers of expropriation;

such lot shall be deemed to conform to the requirements of this By-Law and may be used in accordance with the provisions of this By-Law provided it can satisfy the minimum yard requirements of this By-Law.

SECTION 5 – BUILDING IN BUILT UP AREA

Notwithstanding the provisions of this By-Law to the contrary, where a building is to be erected in a built-up area where there is an established building line, such building may be erected closer to the street line than required by this By-Law, provided such building line on the date of passing of this By-Law.

For the purposes of this section, “the established building line” means the average setback of the existing buildings. A building line is considered to be established when at least three (3) buildings have been erected on any one side of a continuous three hundred (300) metres of land with street frontage.

SECTION 6 – SCHEDULES TO BY-LAW

6.1 SCHEDULE “A” – ZONE MAP

The boundaries of all the zones shall be shown on Schedule “A”. Zone boundaries shall be construed to be lot lines, street lines or boundaries of registered plans. In the case where uncertainty exists as to the boundary of any zone, then the location of such boundary shall be determined in accordance with Schedule “A” at the original scale of 1:20,000.

6.2 ZONE BOUNDARIES

When determining the boundary of any zone, as shown on Schedule “A” forming part of this By-Law, the following provisions shall apply:

- (a) a boundary indicated as following a highway, street or lane shall be the highway, street or lane line;
- (b) a boundary indicated as following a watercourse, creek, stream or the right-of-way of a railway or other public utility shall be the property line of such watercourse, creek, stream, or right-of-way;
- (c) a boundary indicated as following a shoreline shall follow such shoreline and, in the event of change in the shoreline, the boundary shall be construed as moving with the actual shoreline;
- (d) a boundary indicated as approximately following lot lines shown on a registered plan of subdivision or Township lot lines shall follow such lot lines;
- (e) where a boundary is indicated as approximately parallel to a street line or other feature indicated in clauses (a), (b) or (c) of this subsection, and the distance from such street line or other feature is not indicated, and clause (d) above is not applicable, such boundary shall be construed as being parallel to such street line or other feature and the distance there from shall be determined according to the scale shown on Schedule “A”;
- (f) a boundary indicated as following the limits of the Township shall follow such limits; and
- (g) where any zone boundary on Schedule “A” abuts the shore of the St. Lawrence River, such zone shall be deemed to extend into the river and to apply to any water lots or to any land created by changing river levels, land fill operations or by any other means.

SECTION 7 – CLOSINGS

In the event a dedicated street or lane shown on Schedule “A” to this By-Law is closed, the property formerly in such street or lane shall be included within the zone of the adjoining property on either side of such closed street or lane. If a closed street or lane is the boundary between two or more different zones, the new zone boundaries shall be the former centre line of the closed street or lane.

SECTION 8 – INTERPRETATION OF WORDING

For the purpose of this By-Law, words used in the present tense include the future; words in the singular number include the plural and words in the plural include the singular number. The word ‘shall’ is mandatory; the word ‘used’ shall also mean ‘designed to be used’; and the word ‘occupied’ shall mean ‘designed to be occupied’.

SECTION 9 – DEFINITIONS

For the purpose of this By-Law, the following definitions and interpretations shall apply:

- 9.1 ACCESSORY shall mean a use, building or structure customarily incidental and subordinate to the main use and located on the same lot with such main use.
- 9.2 AGRICULTURE shall mean a use of land, buildings or structures for the purpose of field crops or fruit, market gardening, dairying, animal husbandry, poultry raising, bee keeping and such uses as are customarily and normally related to agriculture.
- 9.3 ALTER, when used in reference to a building or part thereof, shall mean to change any one or more of the external dimensions of such building or to change the type of construction of the exterior walls or roof thereof. When used in reference to a lot, the word ALTER shall mean to change the area, frontage or depth thereof; to change the width, depth or area of any required yard, landscaped open space or parking area; or to change the location of any boundary of such lot with respect to a street or lane, whether such alteration is made by conveyance or alienation of any portion of such lot, or otherwise.
- ALTERED and ALTERATION shall have corresponding meanings.
- 9.4 Auditorium shall mean a building or structure where facilities are provided for athletic, civic, education, political, religious or social events.

- 9.5 AUTOMOBILE WASHING ESTABLISHMENT shall mean a building or part thereof used for the operation or automobile washing equipment which is automatic, semi-automatic and/or coin operated.
- 9.6 BASEMENT shall mean the portion of a building between two floors which is partially underground but which has more than one-half of its height, from finished floor to finished ceiling, above the average finished grade.
- 9.7 BOARDING or LODGING HOUSE shall mean a dwelling in which the owner or lessee provides not more than six (6) guest rooms for accommodation, with or without meals, for monetary gain and shall include a children's boarding home under The Children's Boarding Home Act of Ontario.
- 9.8 BUILDING shall mean a structure occupying an area greater than 9 square metres consisting of a wall, roof and floor, or any one or more of them, or a structure system serving the function thereof, including all the works, fixtures and service system appurtenant thereto.
- 9.9 BUILDING, MAIN shall mean the building in which is carried on the principal purpose for which the building lot is used.
- 9.10 BUILDING BY-LAW shall mean the Ontario Building Code.
- 9.11 CAMPGROUND shall mean any parcel of land used or maintained for campers who provide their own sleeping facilities, such as tents or travel trailers, but where such campers are provided with sanitary and cooking facilities by the campground management.
- 9.12 CARPORT shall mean a covered parking area used for the temporary parking or storage of private passenger motor vehicles, the perimeter of which is open on at least two sides.
- 9.13 CELLAR shall mean that portion of a building which is partly or entirely underground but has more than one-half of its height, from finished floor to finished ceiling, below the average finished grade.
- 9.14 CEMETERY shall mean a cemetery or columbarium within the meaning of the Cemeteries Act of Ontario.
- 9.15 CHIEF BUILDING OFFICIAL shall mean the officer or employee of the Corporation charged with the duty of enforcing the provisions of the Building By-Law of the Corporation.
- 9.16 CHURCH means a building dedicated to religious worship and may include a synagogue, a church hall, church auditorium, Sunday School, convent, monastery or parish hall.

- 9.17 CLINIC shall mean a public or private building used for medical, surgical, dental, physiotherapeutic, chiropractic or other human health treatment by one or more practitioners.
- 9.18 CLUB shall mean a building, or a part of a building, used as a meeting place for members of an organization and includes a lodge, a fraternity house, a sonority house and a labour union hall.
- 9.19 COMMUNITY CENTRE shall mean any tract of land, or building or buildings, or any part of and building, used for community activities, whether used for commercial purposes or not, and the control of which is vested in the Corporation, a local board or agent thereof.
- 9.20 CONFORMING when used to describe a use, building or structure shall mean a use, building or structure which falls within the uses permitted in and conforms to all the requirements set out in, this by-law for the zone in which such use, building or structure is located.
- 9.21 CONVENIENCE STORE shall mean a retail store, serving the daily or occasional needs of the residents of the immediate area, with a variety of goods such as groceries, meats, beverages, dairy products, patent medicines, sundries, tobacco, stationery, hardware, magazines and newspapers.
- 9.22 CORPORATION shall mean the Corporation of the Township of Augusta.
- 9.23 COUNCIL shall mean the Municipal Council of the Corporation.
- 9.24 COUNTY shall mean the Corporation of the United Counties of Leeds and Grenville.
- 9.25 COVERAGE shall mean the percentage of lot area covered by all buildings.
- 9.26 CUSTOM WORKSHOP shall mean a building , or part of a building, used by a trade, craft or guild for the manufacture, in small quantities, of man-made articles but does not include and manufacturing or and shop or factory otherwise classified in the By-Law.
- 9.27 DAY NURSERY shall mean a day nursery within the meaning of the Day Nurseries Act of Ontario.
- 9.28 DAYLIGHTING TRIANGLE shall mean an area free of buildings or structures, which area is to be determined by measuring, from the point of intersection of street lines on a corner lot, a distance of fifteen (15) metres along each such street line and joining such points with a straight line. The triangular shaped

land, between the intersecting street lines and the straight line joining the points the required distance along the street lines is the “daylighting triangle”.

- 9.29 DEVELOPMENT shall mean the construction or erection of building or structures on land.
- 9.30 DWELLING shall mean a building occupied or capable of being occupied, as a home, residence or sleeping place by one or more persons and containing one or more dwelling units. This definition does not include a mobile home, a trailer or a motor home.
- 9.31 DWELLING, ACCESSORY shall mean a single-family dwelling or a dwelling unit which is accessory to a permitted non-residential use.
- 9.32 DWELLING, CONVERTED shall mean an existing dwelling altered to contain a greater number of dwelling units, with each self-contained dwelling unit having a floor space of not less than fifty-five (55) square metres.
- 9.33 DWELLING, DUPLEX shall mean a building that is divided horizontally into two dwelling units, each of which has an independent entrance either directly or through a common vestibule.
- 9.34 DWELLING, SEMI-DETACHED shall mean a building that is divided vertically into two dwelling units, each of which has an independent entrance either directly or through a common vestibule.
- 9.35 DWELLING, SINGLE –FAMILY shall mean a completely detached dwelling unit.
- 9.36 DWELLING UNIT shall mean one room, or a group of rooms, in a building used or designed or intended to be used as a single, independent and separate housekeeping establishment and,
- (a) in which food preparation and sanitary facilities are provided for the exclusive use of the occupants, and
 - (b) which has a private entrance from outside the building or from a common hallway or stairway inside the building.
- 9.37 ERECT shall mean to build, construct, reconstruct, alter and relocate and, without limiting the generality of the foregoing, shall be taken to include any preliminary physical operations such as excavating, beaming, grading, piling, cribbing, filling or draining, structurally altering any existing building or structure by an addition, deletion, enlargement or extension.

ERECTED AND ERECTION shall have corresponding meanings.

- 9.38 EXISTING shall mean existing as of the date of the final passing of this BY-LAW
- 9.39 FAMILY shall mean one or more persons living as a single non-profit housekeeping unit.
- 9.40 FARM shall mean land used for the growing of agricultural products such as trees, grain, vegetables or fruit crops, the grazing or pasturing of livestock or dairying and includes a farm operation and accessory buildings which support the farm operation.
- 9.41 FARM, SPECIALIZED USE shall mean land on which the predominant use of land and/or buildings is for the raising of chickens, turkeys or other fowl, fur-bearing animals or hogs, or the growing of mushrooms or sod, or the intensive feeding of cattle in a confined area, and includes a dwelling and accessory building.
- 9.42 FARM IMPLEMENT DEALER shall mean an establishment for the repair and/or sale of agricultural implements, including the sale, on the same premises, of fuel, lubricants and related items for agricultural equipment.
- 9.43 FARM PRODUCE OUTLET shall mean a use, accessory to a permitted farm, which consists of the retail sale of agricultural products produced on the farm on which such outlet is located.
- 9.44 FARMER shall mean a person whose chief source of income is derived from the operation of a farm.
- 9.45 FINISHED GRADE shall mean, with reference to a building, the average elevation of the finished surface of the ground where it meets the exterior of the front of such building and, when used with reference to a structure, shall mean the average elevation of the finished grade of the ground immediately surrounding such structure, exclusive in both cases of any artificial embankment or entrenchment, and when used with reference to a street, road or highway, means the elevation of the street, road or highway established by the Corporation or other designated authority.
- 9.46 FLOODPLAIN shall mean the horizontal area below the high water mark of a watercourse, or where flood plain mapping exists, it shall mean the area below the 1:100 year flood elevation of that water course.
- By-Law No. 1862
- 9.47 FLOOR AREA shall mean, with reference to a building, the total floor area within a building, which area is measured between the exterior faces of the exterior walls or from the centre line of a common or party wall but excluding

any private garage, breezeway, porch or verandah, balcony, sun room, attic, basement or cellar.

- 9.48 FORESTATION shall mean the general raising and harvesting of wood and, without limiting the generality of the foregoing, shall include the raising, cutting and storage of firewood, pulpwood, lumber, Christmas trees and other forest products.
- 9.49 FUEL STORAGE TANK AREA shall mean an area containing one or more tanks used for the bulk storage of petroleum or petroleum products, inflammable liquids, gases or similar substances. This definition shall not include a tank for stage which is accessory to some other use on the premises where such tank is located.
- 9.50 FUNERAL PARLOUR shall mean the business premises of an undertaker or funeral director where the embalming or preparation for burial of human remains in undertaken.
- 9.51 GARAGE, ATTACHED shall mean a private garage, accessory to a dwelling on the same lot and attached by a common wall and/or common roof structure and, for the purpose of determining lines of setback and side yard, and attached garage shall be considered part of the main building. Also for the purpose of definition, a wall between a house and an attached garage may be considered “common” as long as at least forty percent (40%) of the length of the attached garage wall is common with the dwelling wall.
- 9.52 GARAGE, PRIVATE shall mean an accessory building, or portion of a building, which is designed or used for the sheltering of private motor vehicles and the storage of household equipment, incidental to residential occupancy and, in which, there are no facilities for repairing or servicing of such vehicles for remuneration or commercial use. This definition shall not include a carport as defined herein.
- 9.53 GARAGE, PUBLIC shall mean a building or place, other than a private garage or a service station, used by or available to the public, operated for gain and providing for the repair, service or equipping of motor vehicles.
- 9.54 GOLF COURSE shall mean a public or private area operated for the purpose of playing golf and includes a par three or larger golf course but does not include driving ranges, miniature golf courses and similar uses.
- 9.55 GUEST ROOM shall mean a room, or suite of rooms, used or maintained for the accommodation of the public and which contains no provisions for cooking.
- 9.56 HABITABLE shall mean a building used, or intended to be used, primarily for human occupancy.

- 9.57 HEIGHT shall mean, with reference to a building, the vertical distance measured from the finished grade level at the front elevation of such building to:
- (a) is the highest point of the roof surface or the parapet, whichever is the greater, of a flat roof;
 - (b) the decline of a mansard roof
 - (c) the mean level between eaves and ridge of a gabled, hip, gambrel roof or other type of pitched roof.

In calculating the height of a building, any construction used as an ornament or for the mechanical operation of the building, such as a chimney, tower, cupola, or steeple, shall not be included.

- 9.58 HOME INDUSTRY shall mean a gainful occupation, including an electrical, woodworking, window frame, welding, plumbing or machine repair shop conducted in whole in an accessory building to a dwelling by the residents.
- 9.59 HOME OCCUPATION shall mean a use which clearly is incidental or secondary to the residential use of a dwelling and is conducted entirely within such a dwelling by and inhabitant thereof, such as a real estate agent, hairdresser, dressmaker, dentist, doctor, chiropractor, physiotherapist, licensed masseuse or osteopath.
- 9.60 KENNEL shall mean a building or structure where animals, birds or other livestock, intended or used as domestic household pets, are kept or boarded.
- 9.61 LANDSCAPING shall mean:
- (a) any combination of trees, shrubs, flowers, grass or other horticultural elements together with decorative stonework, paving, screening or other architectural elements, all of which are designed to enhance the visual amenity of a property and/or to provide a screen to mitigate any objectionable adjacent land use; but
 - (b) does not include parking areas, patios, walkways, driveways or ramps.
- 9.62 LAUNDROMAT shall mean a building or structure where the services of coin-operated laundry machines, using only water, detergents and additives, are made available to the public for the purpose of laundry cleaning. The definition may include a self-service cleaning establishment.

- 9.63 **LOADING SPACE** shall mean an unencumbered area of land which is provided and maintained upon the same lot upon which the principal use is located and which is provided for the temporary parking of one commercial motor vehicle while people, merchandise or materials are being loaded or unloaded from such vehicle.
- 9.64 **LOT** shall mean a separate parcel of land which fronts on a public street and which the owner does not retain a fee or the equity of redemption in, or a power or right to grant, assign or exercise a power of appointment with respect to any abutting land.
- 9.65 **LOT, CORNER** shall mean a lot situated at the intersection of and abutting on two or more streets, provided that the angle of intersection of such streets is not more than 135 degrees. On a corner lot, no part of any building or accessory building shall be erected closer to the lot line of the flanking street than the minimum setback required on the flanking street.
- 9.66 **LOT, INTERIOR** shall mean a lot situated between adjacent lots and having access to one street.
- 9.67 **LOT, THROUGH** shall mean 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, as herein before defined, such lot shall be deemed a corner lot for the purpose of this By-Law.
- 9.68 **LOT AREA** shall mean the total horizontal area within the lot lines of a lot and, in the case of a corner lot having street lines rounding at the corner with a radius of six (6) metres or less, the lot area of such lot is to be calculated as if the lot lines were projected to this point of intersection.
- 9.69 **LOT COVERAGE, MAXIMUM** shall mean that percentage of the lot area covered by all buildings above ground level and shall not include that portion of such a lot area which is occupied by a building, or portion thereof, where is completely below ground level.
- 9.70 **LOT DEPTH** shall mean the horizontal distance between the front and rear lot lines. Where these lot lines are not parallel, the lot depth shall be the length of a line joining the midpoints of the front and rear lot lines.
- 9.71 **LOT FRONTAGE** shall mean the horizontal distance between the side lot lines measured at right angles. 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 on a line which is distant from the front lot line a distance equal to the minimum required front yard depth and which is perpendicular to the line joining the midpoints of the front and rear lot lines.

- 9.72 LOT LINE shall mean any boundary of a lot.
- 9.73 LOT LINE, FLANKAGE shall mean a side lot line which abuts the street on a corner lot.
- 9.74 LOT LINE, FRONT shall mean a side lot line the divides the lot from the street, but:
- (a) in the case of corner lot with two street lines of equal lengths, the lot line that abuts the wider street or abuts a Provincial road or highway shall be deemed to be the front lot line and, in the case of both streets being under the same width, the Municipality may designate either street line as the front lot line;
 - (b) in the case of a corner lot abutting a reserve, the lot line so abutting the reserve shall be deemed an exterior side lot line and the other line abutting the street shall be deemed the front lot line;
 - (c) in the case of a through lot, the setback and front yard requirements contained herein shall apply on each street, in accordance with the provisions of the zone or zones in which such lot is situated.
- 9.75 LOT LINE, REAR shall mean in the case of a lot having four (4) or more lot lines, the lot line farthest from and opposite to the front lot line. If a lot has less than four (4) lot lines, there shall be deemed to be no rear lot line.
- 9.76 LOT LINE, SIDE shall mean the lot line other than a front or rear lot line.
- 9.77 LOTS OF RECORDS shall mean legally created parcels or tracts of land that can legally be conveyed and, for the purposes of this Zoning By-Law, are deemed to include lots on a registered plan of subdivision, parcels created by consent in accordance with The Planning Act and/or any other distinct and separate holding, the dead to which is registered in the Land Registry Office.
- 9.78 MARINA shall mean a commercial establishment where a boat house, boat storage, boat repair facilities, boat rental, pier, dock or jetty facilities or and combination of the foregoing are available for all types of marine pleasure craft and may include a gasoline pump for the fuelling of marine craft and a building or structure for the sale of marine craft, accessories and/or refreshments.
- 9.79 MOBILE HOME shall mean a mobile home as defined in The Planning Act, R.S.O. 1970, as amended.

- 9.80 MOBILE HOME PARK shall mean an area for the use of mobile homes managed by a mobile home park operator, in which community laundry, social, neighbourhood commercials and recreation facilities may also be located and where snow clearance, garbage collection, etc., rests with the management.
- 9.81 MOBILE HOME LOT shall mean an area of land, within a mobile home park or mobile home subdivision, intended to be occupied by only one mobile home.
- 9.82 MOBILE HOME SUBDIVISION shall mean a mobile home development registered as a subdivision containing lots under either freehold or leasehold tenure, where the responsibility for the maintenance of the streets or roads fronting lots rests with the municipality.
- 9.83 MODULAR HOME shall mean a single-family dwelling which has been manufactured in a factory and transported to the site where it is to be used for installation on a prepared foundation and which unit complies with all applicable standards of the Canadian Standards Association. This definition shall also include a sectional home.
- 9.84 MOTEL or HOTEL shall mean a building, or buildings or part thereof on the same site, used to accommodate the traveling public for gain or profit by supplying them with sleeping accommodation, with or without meals.
- 9.85 MOTO VEHICLES SALES OUTLET shall mean a place comprised of land or a building or both, the purpose of which is for the display or sale, or both, of new and/or used motor vehicles but does not include an automobile wrecking or salvage yard or scrap yard. This definition includes the display and sale of new and/or used recreational vehicles.
- 9.86 MUNICIPALITY shall mean the Corporation of the Township of Augusta.
- 9.87 NURSERY, GARDEN shall mean a building where flowers, fruits, vegetables, plants, shrubs, trees and similar vegetation are grown for transplanting or for sale and may also include the sale of related accessories and supplies.
- 9.88 OBNOXIOUS USE shall mean an offensive use or trade within the meaning of The Public Health Act or any use which is a nuisance by reason of emission or the creation of odours, gases, dirt, smoke, noise, vibration, fumes, cinders, soot, waste or the depositing or leaving of unsightly objects or chattels on land.
- 9.89 OFFICE shall mean a building where business may be transacted, a service performed or consultation given, but shall not include the manufacturing of any product.

- 9.90 OPEN SPACE shall mean any portion of a lot which is unoccupied by building or structures above ground level.
- 9.91 OPEN STORAGE shall mean the storage or display of goods, merchandise or equipment outside of a building or structure on a lot or portion thereof.
- 9.92 OWNER shall mean a person whose interest in the land is defined as ownership and whose name is specified in an instrument in the Land Registry Office.
- 9.93 PARK, PRIVATE shall mean a park other than a public park.
- 9.94 PARK, PUBLIC shall mean a park, picnic area, fairground, greenbelt, beach area, conservation area, nature trail or similar use, owned or controlled by a Public Authority or by any Board, Commission or other Authority established under any statutes of the Province of Ontario.
- 9.95 PARKING LOT shall mean an area of land which is provided and maintained upon the same lot upon which the principal use is located and which comprises all parking spaces of at least the minimum number required according to provisions of this By-Law and all driveways, aisles, maneuvering areas, entrances, exits and similar areas used for the purpose of gaining access to or egress from the said parking spaces.
- 9.96 PARKING SPACE shall mean a portion a parking lot, exclusive of any aisles or ingress or egress lanes, usable for the temporary parking or storage of motor vehicles and may include a private garage.
- 9.97 PERMITTED shall mean permitted by this By-Law.
- 9.98 PERSON shall mean an individual, association, firm, partnership, corporation, trust, incorporated company, corporation created under the Condominium Act organization, trustee or agent and the heirs, executors or other legal representatives of a person to whom the context can apply according to law.
- 9.99 PIT shall mean a place where unconsolidated gravel, stone, sand, earth, clay, fill, mineral or other material is being or has been removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes but does not include a wayside pit.
- By-Law No. 1818
- 9.100 PUBLIC AUTHORITY shall mean the Corporation and any other Board or Commission or Committee of the Corporation, established or exercising any power or authority under any general or special statutes of Ontario with respect to any of the affairs or purposes of the Municipality.

- 9.101 PUBLIC USE shall mean a building, structure or lot used by a Public Authority or by Ontario Hydro provided that in the case of Ontario Hydro: By-Law No. 1862
- i) all electric power facilities used directly for the generation and supply of power shall satisfy the provisions of the Environmental Assessment Act including regulations made under the Act and any other relevant statutes; and
 - ii) all buildings and facilities not used directly for the generation and supply of power shall conform with the relevant provisions of this By-Law.
- 9.102 QUARRY shall mean a place where consolidated rock has been or is being removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes, but does not include a wayside quarry. By-Law 1862
- 9.103 RECREATIONAL FACILITIES shall mean the use of land for public, quasi-public or private recreational facilities, together with necessary and accessory buildings and structures.
- 9.104 REDEVELOPMENT shall mean the removal of buildings or structures from land and the construction or erection of other buildings or structure thereon.
- 9.105 RESTAURANT shall mean a building, or part of a building, where food is offered for sale or sold to the public for immediate consumption therein, or to be taken out.
- 9.106 RETAIL STORE shall mean a building, or part thereof, in which goods, wares, merchandise, substances or articles are offered or kept for sale directly to the public.
- 9.107 SCHOOL shall mean a public or separate school, a technical school, a college or university or any other school established and maintained at public expense.
- 9.108 SCRAP, SALVAGE OR WRECKING YARD shall mean a lot and/or land for the storage and/or handling of scrap material which, without limiting the generality of the foregoing, shall include waste paper, rags, bottles, used bicycles, vehicles, tires, metal and/or other scrap material and salvage.
- 9.109 SERVICE INDUSTRIES shall mean a printing establishment, a paint shop, plumbing shop, sheet metal shop and similar uses.

- 9.110 SERVICE SHOP shall mean a building or part of a building:
- (a) used for the repair or servicing of goods, commodities, articles, or materials, but not for the manufacturing thereof; or
 - (b) in which persons are employed in furnishing services and otherwise administering to the personal needs of individuals, such as a hairdressing establishment, a shoe shine shop, printing establishment and other similar uses.
- 9.111 SERVICE STATION shall mean a building or place where petroleum products and new supplies, parts and accessories are kept for sale to service motor vehicles, snowmobiles, farm implements and machinery and where minor and/or emergency repairs are performed to vehicles.
- 9.112 SETBACK shall mean the least horizontal distance between the street line and the nearest main wall of any building, structure, excavation or open storage on the lot and extending the full width or length of the lot.
- 9.113 SHORELINE shall mean any lot line or portion thereof which abuts a water body.
- 9.114 SIGN shall mean any structure, device, light or other object used to identify, advertise, attract attention to any object, product, commodity, profession, enterprise, industry or business.
- 9.115 SITE PLAN shall mean a scaled drawing showing the relationship between the lot lines and the uses, buildings or structures existing or proposed on a lot and including such details as parking areas, driveways, walkways, landscape areas, building areas, minimum yards, building heights, floor areas, densities and area for special uses.
- 9.116 STOREY shall mean that portion of a building between any floor and the floor, ceiling or roof next above.
- 9.117 STREET OR ROAD, PUBLIC shall mean a public highway, as defined by The Municipal Act and The Highway Traffic Act and shall exclude any private right-of-way or unopened road allowance or any street which is shown on a Registered Plan of Subdivision which has been deemed no to be a Registered Plan of Subdivision under Section 29 of The Planning Act, R.S.O. 1970, or which has not been assumed by the Municipality.
- STREET ALLOWANCE shall have a corresponding meaning.
- 9.118 STREET ACCESS shall mean, when referring to a lot, that such lot has a lot line, or portion thereof, which is also a street line.

- 9.119 STREET LINE shall mean the limit of the street allowance and is the dividing line between a lot and a street.
- HIGHWAY LINE and LANE LINE shall have a corresponding meaning.
- 9.120 STRUCTURE shall mean anything constructed or erected, either permanent or temporary, the use of which requires location on the ground or attachment to something having location on the ground.
- 9.121 SWIMMING POOL shall mean an artificial body of water, constructed of cement, plastic, fiberglass or similar material, having a depth greater than one (1) metre and intended primarily for bathing, swimming and diving, but shall not include a natural dug or dammed pond primarily intended for aesthetic or agricultural purposes.
- 9.122 TOURIST TRAILER OR TRAVEL TRAILER shall mean a tent trailer, truck camper or house trailer that is used or intended to be used for a short term and is located or parked on a site for a temporary or seasonal period.
- 9.123 TOURIST TRAILER PARK shall mean an establishment, comprising land or premises under private ownership, and used for the parking of tourist or travel trailers on a temporary or seasonal basis and where community laundry, social, commercial and recreational facilities may be located.
- 9.124 USE, when used as a noun, shall mean the purpose for which a lot, building or structure or any combination thereof is designed, arranged, occupied or maintained.
- USES shall have a corresponding meaning.
- USE, when used as a verb or TO USE, shall have a corresponding meaning.
- 9.125 VEHICLE shall mean an automobile, a commercial motor vehicle, a farm implement, a mobile home, a motor home, a motorcycle, a snowmobile or a travel trailer.
- 9.126 WAREHOUSE shall mean a building used for the storage of goods or materials and may include accessory retail or wholesale outlets.
- 9.127 WATER ACCESS shall mean that any lot having a lot line, or portion thereof, which is also a shoreline shall be deemed to have water access.
- 9.128 WATER FRONTAGE shall mean the straight line horizontal distance between the two most widely separated points on any one shoreline of a lot.

- 9.129 WATERCOURSE shall mean a natural channel for a stream and, for the purpose of this By-Law, includes a natural channel for an intermittent stream and all watercourses on Schedule "A".
- 9.130 WAYSIDE PIT OR WAYSIDE QUARRY shall mean land from which consolidated or unconsolidated aggregate as the case may be, has been, is being or may be excavated for use in a project of Public Authority and that is located outside the limits of the right-of-way of a highway, but does not include a pit or quarry.
- 9.131 YARD shall mean a space, appurtenant to a building or structure, located on the same lot as the building or structure and which space is open, uncovered and unoccupied from the ground to the sky, except for such accessory buildings, structures or uses as are specifically permitted elsewhere in this By-Law. In determining yard measurements, the minimum horizontal distance from the respective lot lines is to be used.
- 9.132 YARD, FRONT shall mean a yard, extending across the full width of the lot, between the front lot line of the lot and the nearest part of any main building on the lot.
- 9.133 YARD, REAR shall mean a yard, extending across the full width of the lot, between the rear lot line of the lot and the nearest part of any building on the lot. If there is no rear lot line, there shall be deemed to be no rear yard.
- 9.134 YARD, SIDE shall mean a yard extending from the front yard to the rear yard and from the side lot line of the lot to the nearest part of any main building on the lot. In the case of a lot which has no rear lot line, the side yard shall extend from the front yard to the opposite side yard.
- 9.135 YARD, EXTERIOR SIDE shall mean a side yard immediately adjoining a street.
- 9.136 YARD, INTERIOR SIDE shall mean a side yard other than an exterior side yard.
- 9.137 YARD DEPTH, FRONT shall mean the least horizontal dimensions between the front lot line of the lot and the nearest part of any building or structure on the lot.
- 9.138 YARD DEPTH, REAR shall mean the least horizontal dimension between the rear lot line of the lot and the nearest part of any building or structure on the lot.
- 9.139 YARD WIDTH, SIDE shall mean the least horizontal dimension between the side lot line of the lot and the nearest part of any building or structure on the lot.

- 9.140 YARD, REQUIRED shall mean a yard with the minimum front yard depth, rear yard depth or side yard width required by the provisions of this By-Law. A required side yard shall extend from the required front yard to the required rear yard or, in the case of a lot which has no rear lot line, the required side yard shall extend from the required front yard to the opposite required side yard.
- 9.141 ZONE shall mean a designated area of land use shown on Schedule "A" to this By-Law.
- 9.142 ZONING ADMINISTRATOR shall mean the officer or employee of the Corporation charged with the duty of enforcing the provisions of this By-Law.

SECTION 10 – GENERAL AND SPECIAL USE PROVISIONS

10.1 PUBLIC UTILITIES

Nothing in this By-Law shall prevent the public use of any land, building or structure.

10.2 FRONTAGE ON PUBLIC ROAD OR STREET

No person shall erect any building in any zone unless the lot, upon which such building or structure is to be erected, fronts upon an open and maintained public road or street.

10.3 PLANNED WIDTH OF ROAD ALLOWANCE

Notwithstanding any other provisions contained in this By-Law, no building shall be hereafter erected in any zone closer than the sum of the front yard or exterior side yard requirement for such zone and fifteen (15) metres from the centre line of County Roads and ten (10) metres from the centre of Township Roads.

10.4 ONE MAIN BUILDING PER LOT

Not more than one (1) main building shall be erected on one (1) lot.

10.5 TEMPORARY CONSTRUCTION USES

The following uses are permitted in all zones within the area subject to this By-Law:

A building or structure incidental to construction on the lot where such building or structure is situated, but only for as long as it is necessary for the work in progress and until the work is completed or abandoned.

“Abandoned” in this subsection means the failure to proceed expeditiously with the construction work.

10.6 BUILDING TO BE MOVED

Any building, residential or otherwise, normally requiring a building permit for construction, shall not be moved within the area covered by this By-Law, or into the limits of the area covered by this By-Law, without a permit from the Chief Building Official

10.7 OCCUPATION OF UNCOMPLETED BUILDING

No building, or part of any building, shall be occupied until the heating, plumbing and electrical facilities are connected and usable, in accordance with the building permit issued by the Corporation, pursuant to Section 38 of The Planning Act, R.S.O. 1970, Chapter 349, as amended.

10.8 ACCESSORY USES

No person shall use any land no erect, alter or use any building or structure as an accessory use, except in accordance with the provisions of this By-Law:

(a) Permitted Uses:

- (i) Where this By-Law provides that a lot may be used or a building or structure may be erected or used for a purpose, that purpose shall include an accessory building, structure or use.
- (ii) The use of any accessory building or structure for human habitation is not permitted, except where a dwelling or dwelling unit is a permitted accessory use. The use of any accessory building or structure for the keeping of animals, other than domestic pets, is not permitted.

(b) Lot Coverage:

- (i) The total lot coverage of all accessory uses shall not exceed 10% of the lot area. Notwithstanding the foregoing, accessory dwelling and swimming pools shall be exempt from the 10% maximum lot coverage provision applicable to accessory uses.

(c) Location:

All accessory building or structures shall be erected in the interior side yard or rear yard only, in accordance with the following provisions:

- (i) When an accessory building is located in an interior side yard, it shall be no closer than one (1) metre to the interior side lot line.

- (ii) When an accessory building is located in the rear yard, it shall be no closer than one (1) metre to the rear lot line.

Notwithstanding the above, a boathouse, dock or wharf may be located in any required yard where such yard abuts in a navigable waterway, provided that the approval of any other governmental authority having jurisdiction has been obtained and provided that the boathouse, dock or wharf does not encroach on adjacent frontage when the lot boundaries are extended into the water.

- (d) Height:

The maximum height of an accessory building shall be six and ½ (6.5) metres.

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- (e) Erection Prior to Construction:

Accessory buildings shall not be erected prior to the erection of the permitted use, except where it is necessary for the storage of tools and materials for use in connection with the construction of the permitted use and no accessory building shall be used prior to the erection of the permitted use for any purpose other than for storage.

10.9 DWELLING UNIT LOCATION

- (a) Cellar location:

No dwelling unit in its entirety shall be located in a cellar. If any portion of the dwelling is located in a cellar, such portion of the dwelling unit shall be used for no purpose other than a furnace room, storage room, recreation room or for a similar use.

- (b) Basement location

A dwelling unit in its entirety may be located in a basement provided that the basement has at least one direct access from the dwelling unit to the outside.

10.10 TRUCK, BUS AND COACH BODIES

No truck, bus, coach, rail car, street car body or other such structure, other than a dwelling or dwelling unit erected and used in accordance with this and all other By-Law of the Corporation, shall be used for human habitation within the Municipality, whether or not the same is mount on wheels.

10.11 ACCESSORY DWELLINGS

No person shall erect, alter or use any building or structure for purpose of an accessory dwelling, except in accordance with the following regulations:

- (a) One accessory dwelling for use by the owner or operator shall be permitted.
- (b) The accessory dwelling shall have a minimum floor area of fifty-five (55) square metres.
- (c) The accessory dwelling shall have a separate washroom or bathroom and kitchen facilities from those of the non-residential use.
- (d) The accessory dwelling shall have off-street parking as provided by subsection 10.15 of this By-Law.
- (e) The accessory dwelling shall have a separate building entrance to that provided for the non-residential use.

10.12 HOME OCCUPATIONS

Where a home occupation is permitted as an accessory use in this By-Law, the following provisions shall apply:

- (a) Such home occupation shall be clearly secondary to the main residential use and shall not change the residential character of the dwelling or the dwelling unit.
- (b) Not more than twenty-five percent (25%) of the dwelling or dwelling unit area or a maximum of fifty-five (55) square metres, whichever is the lesser, shall be used for the purpose of the home occupation.
- (c) Other than members of the family, not more than two additional persons shall be engaged in the home occupation.

- (d) There shall be no external display or advertising other than a legal sign, not larger than 0.5 square metres, to indicate to persons outside that any part of the dwelling, dwelling unit or lot is being used for a purpose other than residential.
- (e) Additional parking over and above the parking requirements of the dwelling or dwelling unit shall be provided for the home occupation, according to the provisions of subsection 10.15 of this By-Law and shall be located on the same lot as the home occupation.
- (f) There shall be no open storage of materials, products or equipment.
- (g) The home occupation shall not create or become a public nuisance, in particular with regard to noise, traffic or parking, nor shall the home occupation interfere with television or radio reception.

10.13 HOME INDUSTRIES

Where a home industry is permitted as an accessory use in this By-Law, the follow provisions shall apply:

- (a) The accessory building being used by the home industry shall be located on the lot at a setback from the abutting road or street which is fifteen (15) metres greater than the setback required by this By-Law for the main building on the lot.
- (b) Such home industry shall be clearly secondary to the main residential use and shall not change the residential character of the dwelling.
- (c) Such home industry shall not be an obnoxious trade, business or manufacture.
- (d) Other than members of the family, not more than two additional persons shall be employed by the home industry.
- (e) There shall be no external display or advertising other than a legal sign, not larger than 0.5 square metres, to indicate to persons outside that any part of the lot is being used for a purpose other than residential.
- (f) Additional parking over and above the parking requirements of the dwelling shall be provided for the home industry, according to the provisions of subsection 10.15 of this By-Law and shall be located on the same lot as the home industry.

- (g) There shall be no open storage of materials, products or equipment.
- (h) The home industry shall not create or become a public nuisance, in particular with regard to noise, traffic or parking, nor shall the home industry interfere with television or radio reception.

10.14 SWIMMING POOLS

Where a swimming pool is permitted as an accessory use in this By-Law, the following provisions shall apply:

- (a) The swimming pool and any building or structures required for changing clothing or for pumping or filtering facilities or other similar accessory uses shall be located in accordance with the requirements of Section 10.8 ACCESSORY USES of this By-Law.
- (b) The maximum height of such pool shall be two (2) metres above the established grade.
- (c) Every swimming pool shall be enclosed by a fence, erected according to the provisions of the Municipality’s By-Law, as amended, governing swimming pool fences.
- (d) No swimming pool or fence shall be constructed or erected until such time as a building permit has been issued according to the provisions of Section 31 of this By-Law.

10.15 PARKING REGULATIONS

Off-street parking facilities shall be provided and maintained, in accordance with the following provisions:

- (a) The owner of every building or structure, erected or used for any of the purposes hereinafter set forth, shall provide and maintain, for the sole use of the owner, occupant or other persons entering upon or making use of the said premises, parking space and area as follows:

<u>USE</u>	<u>MINIMUM PARKING REQUIREMENTS</u>
Any dwelling	2 parking spaces per dwelling unit
Boarding or Lodging House	0.5 parking spaces per guest room

Home Occupation or Home Industry	1 parking space for every 30 square metres of floor area devoted to the home occupation or home industry use, with a minimum of parking spaces provided
Retail and Commercial Uses (other than listed herein) Service Shop	1 parking space for every 25 square metres of floor area, plus 1 parking space for every employee, with a minimum of 3 Parking spaces provided
Restaurant, Travel	1 parking space for every 4 persons to be accommodated according to maximum permitted capacity
Bank or Other Financial Lending Institution	1 parking space for every 20 square metres of floor area, with a minimum of 3 spaces provided
Office	1 parking space for every 25 square metres of floor area
Clinic	1 parking space per 30 square metres of floor area, with a minimum of 3 parking spaces provided
School, Day Nursery	1.5 parking spaces for every teaching area or classroom
Private Club, Funeral Parlour	1 parking space for every 4 persons to be accommodated in the design capacity of the building
Church, Community Centre, Arena Auction Hall Other Places of	The greater of: (i) 1 parking space per 20 square metres of floor area devoted to public use, or (ii) 1 parking space per 4 persons design capacity of the establishment

Athletic or Recreational Facility	The greater of: (i) 1 parking space per 10 square metres of floor area, or (ii) 1 parking space per 4 persons design capacity of the establishment
Marina	1 parking space for every boat slip and 1 parking space for every 25 square metres of retail floor area
Motel or Hotel	1 parking space per guest room or suite, plus 1 additional parking space for every 25 square metres of floor area devoted to public use
Motor Vehicle Sales Outlet	1 parking space for every 30 square metres of floor area plus 1 space for every employee
Automobile Washing Establishment	(i) Self-service operation: 3 waiting and 2 drying spaces per wash rack, (ii) Conveyor operation: 10 waiting spaces per wash rack
Industrial or Manufacturing	The greater of: (i) 1 parking spacer per 80 square metres of manufacturing floor area, or (ii) 1 parking space for each 2 employees
Warehouse or Transportation Terminal	1 parking space per 120 square metres of floor area
Wholesale Outlet	1 parking space per 100 square metres of floor area, with a minimum of 1 parking space being provided

Contractor's yard, Storage yard	1 parking space for every employee
Farm, Agricultural, Forestation, Conservation	None
Uses permitted by this By-Law other than those listed above	1 parking space for every 25 square metres of floor area

- (b) Each parking space shall be at least three (3) metres by six (6) metres and shall be provided with unobstructed access to a public street or road by a driveway, aisle, lane or private road.
- (c) An off-street parking area shall be located on the same lot as the use it is intended to serve.
- (d) In other than the Village and Residential Zones, off-street parking shall be permitted in any required yard, provided no part of a parking space, other than a driveway, is located closer than one (1) metre to any lot line. In the Village and Residential Zones, no parking spaces shall be permitted in the required front yard or exterior side yard of any lot.
- (e) Provision for drainage shall be made in accordance with the requirements of the Municipality.
- (f) Ingress and egress to and from the required parking spaces and areas shall be provided by means of unobstructed driveway(s) at least three and one-half (3.5) metres, but not more than nine (9) metres, in perpendicular width.
- (g) The parking area and driveway connecting the parking area with the street shall be maintained with a stable surface.
- (h) When a lot, building or structure accommodates more than one type of use, as defined in this By-Law, the parking space requirement for the whole building shall be the sum of the requirements for the separate parts of the building occupied by the separate types of use.

- (i) The parking requirements referred to herein shall not apply to any building in existence at the date of enactment of this By-Law so long as the floor area, as it existed at that date, is not increased or the use changed. If an addition is made, or a change in use occurs, then additional parking spaces shall be provided, in accordance with the number required for such addition or change.
- (j) Where the application of ratios results in a fraction of a parking space, the required number of parking spaces shall be increase to the next whole number.

10.16 LOADING SPACE REQUIREMENTS

Where a building or a lot is to be used for any purpose involving the receiving, shipping, loading or unloading of animals, people, goods, wares and merchandise and raw materials, the owner shall provide and maintain, for the building or lot so used, space for standing, loading and unloading, in accordance with the following regulations:

- (a) The number of such loading spaces provided shall be in accordance with the floor area of the building or structure as follows:

<u>FLOOR AREA OF BUILDING</u>	<u>NUMBER OF LOADING SPACES</u>
200 square metres or less	None
Over 200 square metres, Up to 1000 square metres	1
Over 1000 square metres	2 plus 1 additional space for each additional 1000 square metres or part thereof
- (b) Each required loading space shall be provided on the lot occupied by the building or structure for which the spaces are required.
- (c) Each loading space shall be a minimum of four (4) metres in width by fourteen (14) metres in length, with a minimum of four and one-half (4.5) metres height clearance.
- (d) Access to loading space(s) shall be by means of a driveway at least four (f) metres wide.

- (e) The access and loading space(s) shall be constructed and maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles and with provision for drainage facilities.
- (f) Where there are two or more uses located on the same lot, the loading space requirements shall be the sum of the requirements for each use.
- (g) The loading requirements referred to herein shall not apply to any building in existence at the date of enactment of this By-Law so long as the floor area, as it existed at that date, is not increased or the use changed. If an addition is made, or change of use occurs, then additional loading spaces shall be provided, in accordance with the number required by this By-Law for such addition.

10.17 RAILWAY CROSSING AND SIGHT DISTANCE

Where any road or street crosses a railway at grade, no building or structure shall hereafter be erected closer than fifty (50) metres to the point of intersection of the centre line of both the railway and the road or street.

10.18 DAYLIGHTING TRIANGLES

Notwithstanding any other provisions of this By-Law, within an area defined as a daylighting triangle, the follow uses shall be prohibited:

- (a) a building, structure or use which would obstruct the vision of drivers of motor vehicles;
- (b) a fence, tree, hedge, bush or other vegetation, the top of which exceeds one-half (0.5) metre in height above the elevation of the street line; and
- (c) a finished grade which exceeds the elevation of the street line by more than one-half (0.5) metre.

10.19 PLANTING STRIPS

(a) Use:

Where a planting strip is required by this By-Law, such planting strip shall be a minimum width of one (1) metre and shall be used for no purpose other than a continuous unpierced fence and hedgerow, not less than one and one half (1.5) metres high, immediately adjoining the lot line, or portion thereof, along which such planting strip is required, provided that no planting strip row shall be permitted closer to a street line than the required yard depth.

(b) Driveways or Walks:

In all cases where access driveways or walks extend through a planting strip, the strip shall not extend closer than three (3) metres to the edge of such driveway or closer than one (1) metre to the edge of such walk.

10.20 ILLUMINATION

Lighting fixtures, which are not public uses and which are designed for exterior illumination, shall be installed with the light directed and deflected away from adjacent lots and streets. Such lighting fixtures shall not be more than nine (9) metres above finished grade.

10.21 HEIGHT EXCEPTIONS

Notwithstanding any other provision of this By-Law, the height provisions shall not apply to a church spire, belfry, clock tower, chimney, farm silo, barn, water tank, windmill or radio, radar or television tower or antenna or drive-in theatre screen.

10.22 OIL AND GAS PIPELINES

- (a) No building or structure shall be permitted on oil and gas pipeline easements except buildings or structures associated with the transmission of oil, oil products, or natural gas on lands owned or leased by the pipeline company.
- (b) No buildings or structures shall be constructed or placed adjacent to any pipeline easement which would interfere with the operation and maintenance of such pipeline or associated buildings.
- (c) Crossings of any oil or gas easements by roads, railways, drains, etc., shall require prior approval under Section 77 of the National Energy Board Act.

10.23 YARD AND SETBACK ENCROACHMENTS PERMITTED

(a) Ornamental Structures:

Notwithstanding the yard and setback provisions of this By-Law to the contrary, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters or other ornamental structures may project into any required yard a maximum distance of one-half (0.5) metre.

(b) Accessory Structures:

Notwithstanding the yard provisions of this By-Law to the contrary, drop awnings, clothes poles, flag poles, garden trellises, signs or similar accessory structures, erected in accordance with the By-Laws of the Corporation, shall be permitted in any required yard.

(c) Unenclosed Porch, Balcony, Patio or Steps:

Notwithstanding the yard provisions of this By-Law to the contrary, and unenclosed porch, balcony, patio or steps may project into any required yard a maximum distance of two (2) metres.

(d) Fire Escape:

Notwithstanding the yard provisions of this By-Law to the contrary, and unenclosed fire escape and the structural members necessary to its support may project into any required yard or setback a maximum distance of two (2) metres.

(e) Gate (Guard) House:

Notwithstanding the yard provisions of this By-Law to the contrary, in an Industrial Zone, a gate (guard) house shall be permitted in a front or exterior side yard.

10.24 PITS AND QUARRIES PROHIBITED

The making or establishment of pits and quarries is prohibited except in accordance with the provisions of this By-Law and in areas zoned Extractive Industrial (M2) Zone.

10.25 WAYSIDE PITS AND QUARRIES PERMITTED

Notwithstanding any other requirements of this By-Law to the contrary, the making or establishment of a wayside pit or a wayside quarry shall be permitted in any Restricted Rural (A1) Zone and any General Rural (A2) Zone.

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10.26 VEHICLE STORAGE

Derelict, discarded, abandoned or inoperable motor vehicles shall only be permitted within an area zoned “Disposal Industrial” (M3).

SECTION 11 – ZONES

11.1 ZONE CLASSIFICATIONS

The zones to which the provisions of this By-Law apply are hereby classified as follows:

<u>Zones</u>	<u>Symbols</u>
Village Zones	V
Residential Serviced Zone	R 1
Residential Serviced Zone	R2
Residential Restricted Zone	R3
Estate Residential Zone	R4
Mobile Home Residential Zone	R5
Rural Residential Zone	R6
Restricted Rural Zone	A1
General Rural Zone	A2
Transitional Rural Zone	A3
Neighbourhood Commercial Zone	C1
Highway Commercial Zone	C2
Industrial Zone	M1
Extractive Industrial (Pits and Quarries) Zone	M2
Disposal Industrial Zone	M3
Tent and Trailer Park Zone	TP
Parks and Open Space Zone	OS1
Conservation and Recreation Zone	OS2
Hazard Land Zone	OS3
Institutional	I

and no person shall use land or erect or use a building or structure except in accordance with the general and special use provisions of this By-Law applying to the zone in which the land, building or structure is, or is to be situated.

11.2 ZONE SYMBOLS

The symbols listed in Section 11.1 hereof may be used to refer to buildings and structures, the use of lots, buildings and structures permitted by this By-Law in the said zones and, wherever in this By-Law the word “Zone” is used, preceded by any of the said symbols, such reference shall mean any area within the Corporation, within the scope of this By-Law, decline dated on Schedule “A” and designated thereon by the said symbol.

11.3 ZONE PROVISIONS

The uses permitted the minimum lot area, the minimum lot frontage, the minimum required yard dimensions, the maximum lot coverage, the maximum height and all other zone provisions are set out herein for the respective zones.

11.4 ZONE SCHEDULES

Schedule "A" attached hereto, together with notations and references shown thereon, and hereby declared to form part of this By-Law.

SECTION 12 – VILLAGE (V) ZONE

No person shall, within any Village (V) Zone, use any lot or erect, alter or use any building or structure, except in accordance with the relevant provisions of this By-Law and the following:

PERMITTED USES	MINIMUM LOT REQUIREMENTS		MAXIMUM LOT COVERAGE %	MINIMUM YARDS				MINIMUM FLOOR AREA sq.m	MAXIMUM BLDG. HEIGHT m
	Frontage m	Area ha		Front m	Interior Side m	Exterior Side m	Rear m		
single-family dwelling	30	0.2	30	6 ²	3 ²	6	10	80	11
an accessory dwelling	As defined by Section 931 of this By-Law and in accordance with the provisions of Section 10.11 of this By-Law.								
retail store convenience store service shop restaurant office bank service station	45	0.4	50	8	8	8	10	-	11
contractor's shop and yard public garage custom workshop building supply outlet and yard machine or welding shop	60	0.8	50	15	10	15	20	-	12
school church library fire hall post office	45	0.4	40	10	8	10	10	-	11
cemetery	45	0.4	-	1	1	1	1	-	11
playing field public park	In accordance with the provisions of Section 28 of this By-Law.								
NOTES:									
1) Refer also to Section 5 of this By-Law.									
2) For attached garages and carports, the interior side yard may be reduced to one (1) metre.									

Additional Provisions

- Off-street parking shall be provided for all permitted uses, in accordance with the provisions of Section 10.15 of this By-Law.
- Loading spaces shall be provided in accordance with the provisions of Section 10.16 of this By-Law.

3. No open storage of goods or materials shall be permitted, except in accordance with the following provisions:
 - i) Every open storage use shall be accessory to the use of the main building on the lot.
 - ii) An open storage use shall only be permitted in a rear yard.
 - iii) Every open storage use shall be concealed from view from abutting streets and abutting non-commercial uses by a fence, wall or similar structure.
 - iv) An open storage shall not cover more than 25% of the lot area.
4. All exterior illumination shall be in accordance with the provisions of Section 10.20 of this By-Law.
5. Where a commercial or industrial use abuts a residential use, a planting strip shall be provided where the uses so abut in accordance with the provisions of Section 10.19 of this By-Law.
6. V, Part of Lot 30, Concession V
 Schedule "A" to By-Law No. 1818 shall be amended by rezoning the affects lands to "Village (V)".

By-Law No. 2077
7. V, Part of Lot 30, Concession V
 Schedule "A" to By-Law No. 1818 shall be amended by rezoning the affected lands to "Village (V)".

By-Law No. 2130
8. V, Part of Lot 30, Concession V
 Whereas due to procedural error the Township of Augusta Council feel that it would be in the best interest of the public to repeal By-Law No. 2130
 Now therefore the Township of Augusta enacts as follows
 By-Law No. 2130 is hereby repealed and the appropriate agencies to be notified of this decision.

By-Law 2159

9. V, Part of Lots 32 & 33, Concession IX
- Schedule “A” to By-Law No. 1818 shall be amended by rezoning the affected lands to “Village (V)”.
- By-Law No. 2140
10. V, Part of Lot 30, Concession V
- Schedule “A” to By-Law No. 1818 shall be amended by rezoning the affected lands to “Village (V)”.
- By-Law No. 2165
11. V, Part of Lot 5, Concession VI
- Schedule “A” to By-Law No. 1818 shall be amended by rezoning the affected lands to “Village (V)”.
- By-Law No. 2279
12. V, Part of Lots 4 & 5, Concession VI
- Schedule “A” to By-Law No. 1818 shall be amended by rezoning the affected lands to “Village (V).”
- By-Law No. 2332
13. V, Part of Lot 30, Concession IV
- Schedule “A” to By-Law No. 1818 shall be amended by rezoning the affected lands from “Transitional Rural (A3)” to “Village (V)”.
- By-Law No. 2458
14. V-1, Part of Lot 33, Concession VIII
- Notwithstanding the provisions of Section 12 hereof to the contrary, the lands zones “V-1” in the Village of North Augusta on Schedule “A” hereto may be used as a licensed restaurant with the approval of the Liquor Control Board of Ontario.
- By-Law No. 2101

15. V-2, Part of Lot 2, Concession III

Notwithstanding the provisions to Section 12 to the contrary, on the lands zoned V-2 on Schedule “A” hereto, the following uses shall also apply:

Permitted Uses:

- Automobile Repair Shop, Primary
- Vehicle Sale Outlet

Lot Requirements:

- minimum lot area 0.23 hectares
- minimum lot frontage 25 metres

Provisions:

1. Automobile Repair, primary shall mean minor repairs or maintenance essential to the mechanical functioning of the vehicle, and shall include the changing of motor oils, lubrication, ignition adjustment and replacement of parts, changing and/or replacement of batteries, repairing, changing, installation, balancing, alignment of tires, and the installation of headlights or other required lighting and all minor adjustments.
2. The maximum number of vehicles store at any time, outside the building shall be five (5).
3. These uses and any expansion thereof shall be in accordance with the Zone Requirements and Additional Provisions of Section 12 and the other relevant provisions of this By-Law.

By-Law No. 2417

16. V-3, Part of Lot 34, Concession VIII

Notwithstanding the provisions of Section 12 to the contrary, on the lands zoned V-3 on Schedule “A” hereto, the following uses shall also apply:

Permitted Uses:

- commercial retail store/woodworking/hobby shop with one residential apartment unit.

Lot Requirements:

- minimum lot area: 0.43 acres
- minimum lot frontage: 120 feet

By-Law No. 2434

17. V-4, Part of Lot 34, Concession IX

Notwithstanding the provisions of Section 12 to the contrary, on the lands zone V-4 on Schedule “A” hereto, the following uses shall also apply:

Permitted Uses:

- converted dwelling, subject to the requirements of Zoning By-Law No. 1818

By-Law No. 2433

18. V-5, Part of Lot 29, Concession V

Notwithstanding the provisions of Section 12 to the contrary, on the lands zone V-5 on Schedule “A” hereto, the minimum lot area shall be 0.4 hectares:

By-Law No. 2440

19. V-6, Part of Lot 3, Concession III

Notwithstanding the provisions of Section 12 to the contrary, on the lands zoned V-6 on Schedule “A” hereto, the following uses shall also apply:

Permitted Uses:

- Mini-Warehouse and Public Storage
- Seasonal Open Storage of recreational boats, vehicles and trailers

By-Law No. 2483

20. V-7, Part of Lot 29, Concession V

Schedule “A” to By-Law No. 1818 shall be amended by rezoning the affected lands from “Village Special Exception (V-5)”, “Transitional Rural (A3)” and “General Rural (A2)” to “Village Special Exception (V-7)”.

By-Law No. 2493

SECTION 13 – RESIDENTIAL SERVICED (R1) ZONE

No person shall, within any Residential Services (R1) Zone, use any lot or erect, alter or use any building or structure, except in accordance with the relevant provisions of this By-Law and the follow:

PERMITTED USES	MINIMUM LOT REQUIREMENTS		MAXIMUM LOT COVERAGE %	MINIMUM YARDS				MINIMUM FLOOR AREA sq.m	MAXIMUM BLDG. HEIGHT m
	Frontage m	Area s		Front m	Interior Side m	Exterior Side m	Rear m		
single-family dwelling	30	1400	30	6 ²	3 ²	6	10	80	11
home occupation	According to the provisions of Section 10.12 of this By-Law.								
public park playground	According to the provisions of Section 28 of this By-Law.								
NOTES:									
1) Refer also to Section 5 of this By-Law.									
2) For attached garages and carports, the interior side yard may be reduced to one (1) metre									

Additional Provisions

1. Off-street parking shall be provided for all permitted uses, according to the provisions of Section 10.15 of this By-Law.
2. No open storage of goods or materials shall be permitted, except in accordance with the following provisions:
 - i) Every open storage use shall be accessory to the use of the main building on the lot.
 - ii) An open storage use shall only be permitted in an interior side and/or rear yard.
 - iii) An open storage use shall not cover more than 10% of the lot area.

3. R1-1, Part of Lot 7, Concession I

Notwithstanding the provisions of Section 13 hereof to the contrary, the lands zoned R1-1 on Schedule "A" hereto may be used in accordance with the following permitted use in addition to the permitted uses of Section 13:

- Bed and breakfast accommodation

Bed and Breakfast shall mean a single detached dwelling in which no more than four (4) bedrooms are made available for the temporary accommodation of travelers in the course of which no assistance is offered by any person not residing in the dwelling and services are not offered to non-guests. Such establishment shall be occupied by the owners of the dwelling unit or lessee. A bed and breakfast accommodation shall not include a restaurant or a tourist home, as defined herein.

By-Law No. 2377

SECTION 14 – RESIDENTIAL SERVICED (R2) ZONE

No person shall within any Residential Serviced (R2) Zone, use any lot or erect, alter or use any building or structure, except in accordance with the relevant provisions of this By-Law and the following:

PERMITTED USES	MINIMUM LOT REQUIREMENTS		MAXIMUM LOT COVERAGE %	MINIMUM YARDS				MINIMUM FLOOR AREA sq.m	MAXIMUM BLDG. HEIGHT m
	Frontage m	Area s		Front m	Interior Side M	Exterior Side m	Rear m		
single-family dwelling	30	1400	30	6 ²	3 ²	6	10	80	11
Semi-detached Dwelling Duplex dwelling	46	2000	30	6 ²	3 ²	6	10	70	11
converted dwelling	Notwithstanding any other provisions of this By-Law, any dwelling, twenty years or more in age at the date of passing this By-Law and containing not less than 130 square metres of floor area, may be altered to contain not more than 4 dwelling units, provided each self-contained dwelling unit has a floor area of not less than 55 square metres and provided such alteration does not reduce the front yard, interior side yard, exterior side yard or rear yard or exceed the maximum height or lot coverage required for a single family detached dwelling under the provisions of Section 14 of this By-Law.								
boarding or lodging house	46	2000	30	6 ²	3 ²	6	10	30 ³	11
home occupation	According to the provisions of Section 10.12 of this By-Law								
home industry	According to the provisions of Section 10.13 of this By-Law								
school church library fire hall post office	60	2000	40	13 ²	4 8	13	6 9	-	11
public park playground	According to the provisions of Section 28 of this By-Law.								
<p>NOTES:</p> <p>1) Refer also to section 5 of this By-Law</p> <p>2) For attached garages and carports, the interior side yard may be reduced to one (1) metre.</p> <p>3) Minimum requirement per guest room.</p> <p>4) Where an interior side yard and/or rear yard abuts a Residential use, then the strip of land immediately adjacent to the rear and/or interior side lot line shall be used as a planting strip in accordance with the provisions of Section 10.19 of this By-Law and no parking spaces shall be permitted within this area.</p>									

Additional Provisions

- Off-street parking shall be provided for all permitted uses, according to the provisions of Section 10.15 of this By-Law.
- No open storage or goods or materials shall be permitted, except in accordance with the following provisions:

Zoning By-Law: Township of Augusta

- i) Every open storage use shall be accessory to the use of the main building on the lot.
 - ii) An open storage use shall only be permitted in an interior side and/or rear yard.
 - iii) An open storage use shall not cover more than 10% of the lot area.
3. Any exterior illumination shall be in accordance with the provisions of Section 10.20 of this By-Law.
4. R2-1, Part of Lot 4, Concession I

Notwithstanding the provisions of Section 14 hereof to the contrary, the lands zone "R2-1" on Lot 4, north side of King Street in the hamlet of Maitland shall be used in accordance with the following provisions:

- | | | |
|------|------------------------|--------------------|
| i) | Lot Frontage (minimum) | 23.7 metres |
| ii) | Lot Area (minimum) | 1010m ² |
| iii) | Minimum Yards | |
| | - front | nil |
| | - rear | 10 metres |
| | - exterior side | nil |
| | -interior side | 3 metres" |

By-Law No. 2233

5. R2, Part of Lot 30, Concession I

Schedule "A" to By-Law No. 1818 shall be amended by rezoning the affected lands to "Residential Restricted (R2)".

The subject parcel is located in the Hamlet of Maitland and is known locally as Maplehurst.

By-Law No. 2144

SECTION 15 – RESIDENTIAL RESTRICTED (R3) ZONE

No person shall, within any Residential Restricted (R3) Zone, use any lot or erect, alter or use any building or structure, except in accordance with the relevant provisions of this By-Law and the following:

PERMITTED USES	MINIMUM LOT REQUIREMENTS		MAXIMUM LOT COVERAGE %	MINIMUM YARDS				MINIMUM FLOOR AREA sq.m	MAXIMUM BLDG. HEIGHT m
	Frontage m	Area s		Front m	Interior Side m	Exterior Side m	Rear m		
single-family dwelling	30	2000	30	6 ²	3 ²	6	10	93	11
home occupation	According to the provisions of Section 10.12 of this By-Law.								
public park playground	According to the provisions of Section 28 of this By-Law.								
NOTES:									
1) Refer also to Section 5 of this By-Law.									
2) For attached garages and carports, the interior side yard may be reduced to one (1) metre									

Additional Provisions

1. Notwithstanding the minimum lot size requirement of 2000 square metres, for the 17.6 hectare area located at the southeast corner of Highway Number 401 and County Road 15, known as the Bell Subdivision, the minimum lot size shall be 1850 square metres.
2. Off-Street parking shall be provided for all permitted uses, according to the provisions of Section 10.15 of this By-Law.
3. No open storage of goods or materials shall be permitted, except in accordance with the following provisions:
 - i) Every open storage use shall be accessory to the use of the main building on the lot.
 - ii) An open storage use shall only be permitted in an interior side and/or rear yard.
 - iii) An open storage use shall not cover more than 10% of the lot area.

4. R3, Part of Lots 29, 30 & 31, Concession I

Schedule “A” of By-Law No. 1818 is hereby amended by changing to a Residential Restricted (R3) Zone, a Restricted Rural (A1) Zone, a General Rural (A2) Zone, an Industrial (M1) Zone, a Parks and Open Space (OS1) Zone, and a Conservation and Recreation (OS2) Zone the lands shown as “CHANGE TO RESIDENTIAL RESTRICTED (R3) ZONE”, “CHANGE TO RESTRICTED RURAL (A1) ZONE”, “CHANGE TO GENERAL RURAL (A2) ZONE”, “CHANGE TO INDUSTRIAL (M1) ZONE”, “CHANGE TO PARKS AND OPEN SPACE (OS1) ZONE”, and “CHANGE TO CONSERVATION AND RECREATION (OS2) ZONE”, on Schedule “A” attached hereto.

By-Law No. 1857

5. R3, Part of Lot 35, Concession I

Schedule “A” to By-Law No. 1818 shall be amended by rezoning the affected lands to RESIDENTIAL RESTRICTED (R3) ZONE.

By-Law No. 2037

6. R3, Part of Lot 37, Concession I

Schedule “A” to By-Law No. 1818 shall be amended by rezoning the affected lands to “Residential Restricted (R3)”.

By-Law No. 2131

7. R3, Part of Lot 26, Concession I

Schedule “A” to By-Law No. 1818 shall be amended by rezoning the affected lands to “Residential Restricted (R3)”.

By-Law No. 2275

8. R3-1, Lot 30, Concession I

Notwithstanding the provisions of Section 15 hereof to contrary, the lands zones R3-1 may be only used in accordance with the following provision:

Lot Area (minimum)	3500 square metres
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By-Law No. 2069

9. R3-1, Part of Lot 33, Concession I

Notwithstanding the provisions of Section 15 hereof to the contrary, the lands zoned “R3-1” on Schedule “A” hereto may be used in accordance with the following permitted uses in addition to the permitted uses of Section 15:

- bed and breakfast accommodation

Bed and breakfast shall mean a single unit dwelling in which no more than three (3) guest rooms are made available for the temporary accommodation of the traveling or vacationing public. Such an establishment shall be occupied by the owners of the dwelling unit or the lessee and may offer light meals to those persons temporarily residing at the establishment. A bed and breakfast accommodation shall not include a restaurant or a tourist home.

By-Law No. 2235

10. R3-2, Part of Lot 24, Concession V

Notwithstanding the provisions of Section 15 hereof to the contrary, the lands zoned “R3-2” in Part of Lot 24, Concession 5 shall be used in accordance with the following provisions:

- | | | |
|-----|------------------------|---------------------|
| i) | Lot Area (minimum) | 4500 m ² |
| ii) | Lot Frontage (minimum) | 45 metres |

By-Law No. 2232

11. R3-4, Part of Lot 30, Concession I

Notwithstanding the provisions of Section 15 hereof to the contrary, on lands zoned R3-4, the minimum lot area shall be 0.81 hectares.

By-Law No. 2362

12. R3-4, Part of Lot 34, Concession I

Notwithstanding the provisions of Section 15 hereof to the contrary, the land zoned "R3-4" on Schedule "A" hereto may be used in accordance with the following permitted uses in addition to the permitted uses of Section 15:

- antique shop
- bed and breakfast accommodation

Bed and Breakfast shall mean a single detached dwelling in which no more than five (5) bedrooms are made available by the resident of the said dwelling for the temporary accommodation of travelers in the course of which no assistance is offered by any person not residing in the dwelling and services are not offered to non-guests. Such establishment shall be occupied by the owners of the dwelling unit or lessee. A bed and breakfast accommodation shall not include a restaurant or a tourist home, as defined herein.

By-Law No. 2388

SECTION 16 – ESTATE RESIDENTIAL (R4) ZONE

No person shall, within any Estate Residential (R4) Zone, use any lot or erect, alter or use any building or structure, except in accordance with the relevant provisions of this By-Law and the following:

PERMITTED USES	MINIMUM LOT REQUIREMENTS		MAXIMUM LOT COVERAGE %	MINIMUM YARDS				MINIMUM FLOOR AREA sq.m	MAXIMUM BLDG. HEIGHT m
	Frontage m	Area s		Front m	Interior Side m	Exterior Side m	Rear m		
single-family dwelling	80	8000	15	15 ²	6 ²	15	15	110	11
home occupation	According to the provisions of Section 10.12 of this By-Law.								
public park playground	According to the provisions of Section 28 of this By-Law.								
NOTES:									
1) Refer also to Section 5 of this By-Law.									
2) For attached garages and carports, the interior side yard may be reduced to one (1) metre									

Additional Provisions

1. Off-Street parking shall be provided for all permitted uses, according to the provisions of Section 10.15 of this By-Law.
2. No open storage of goods or materials shall be permitted, except in accordance with the following provisions:
 - i) Every open storage use shall be accessory to the use of the main building on the lot.
 - ii) An open storage use shall only be permitted in an interior side and/or rear yard.
 - iii) An open storage use shall not cover more than 10% of the lot area.

SECTION 17 – MOBILE HOME RESIDENTIAL (R5) ZONE

No person shall within any Mobile Home Residential (R5) Zone, use any lot or erect, alter or use any building or structure, except in accordance with the relevant provisions of this By-Law and the following:

(a) MOBILE HOME SUBDIVISION

PERMITTED USES	MINIMUM LOT REQUIREMENTS		MAXIMUM LOT COVERAGE %	MINIMUM YARDS				MINIMUM FLOOR AREA sq.m	MAXIMUM BLDG. HEIGHT m
	Frontage m	Area s		Front m	Interior Side m	Exterior Side m	Rear m		
mobile home	30	2000	30	6 ²	3 ²	6	10	65	11
public park playground	According to the provisions of Section 28 of this By-Law.								
NOTES:									
1) For attached garages and carports, the interior side yard may be reduced to one (1) metre									

Additional Provisions

1. Off-Street parking shall be provided for all permitted uses, according to the provisions of Section 10.15 of this By-Law.
2. No open storage of goods or materials shall be permitted, except in accordance with the following provisions:
 - i) Every open storage use shall be accessory to the use of the main building on the lot.
 - ii) An open storage use shall only be permitted in an interior side and/or rear yard.
 - iii) An open storage use shall not cover more than 10% of the lot area.
3. Every mobile home subdivision shall have immediately within the boundaries a buffer of a least 9 metres in depth in which no lots, buildings or structures shall be permitted and such areas shall be suitable landscaped.

(b) MOBILE HOME PARK

PERMITTED USES	MINIMUM LOT REQUIREMENTS		MAXIMUM LOT COVERAGE %	MINIMUM YARDS				MINIMUM FLOOR AREA sq.m	MAXIMUM BLDG. HEIGHT m
	Frontage m	Area s		Front m	Interior Side M	Exterior Side m	Rear m		
mobile home park	90	4ha	-	15	9	15	20	-	11
mobile home	12	375 sq.m	60	9	3 ²	9	5	55	4
administrative or rental office general storage compound convenience store laundromat shop community centre park playground	45	0.4 ha	50	8	8	8	10	-	11
accessory dwelling	As defined by Section 9.31 of this By-Law and in accordance with the provisions of Section 10.11 of this By-Law.								
NOTES:									
1) For attached garages and carports, the interior side yard may be reduced to one (1) metre.									
2) With reference to a mobile home, the word "lot" as used in this Table shall be interpreted as being the "mobile home site" and the reference to various "yards" applies to an individual "mobile home site" rather than a "lot".									

Additional Provisions

1. No Mobile Home Park shall be established unless it is in accordance with a site plan approved by the Municipality. The site plan shall be based on the following provisions:
 - i) Every Mobile Home Park shall have, immediately within its boundaries, a buffer of at least nine (9) metres in depth, in which no lots, buildings or structures shall be permitted, and such areas shall be suitable landscape.
 - ii) There shall be no outside storage of any furniture, domestic equipment or seasonally used equipment. Adequately covered storage shall be provided and located within a special storage area provided within the Mobile Home Park where it can be communally used. Buildings containing accessory storage facilities shall be located and designed so that each building provides storage space for a minimum of eight (8) mobile homes and no mobile home lot is more than thirty (30) metres from its storage facilities. Accessory storage facilities shall be based on a minimum of three and one-half (3.5) cubic metres of storage space for each mobile home.

- iii) All areas of a Mobile Home Park not occupied by mobile homes and their additions, storage buildings, internal roads, footpaths, permanent buildings or any other development facility shall be sodded and landscaped.
- iv) Only one mobile home will be permitted on each mobile home site. The maximum permitted density will be ten (10) lots per hectare of Mobile Home Park.
- v) All mobile homes shall be provided with durable skirtings to screen the view of the under-carriage or foundation supports and any accessory structure shall be so designed to harmonize with the mobile home.
- vi) Each mobile home lot and accessory use shall be accessible by means of an internal Mobile Home Park road which shall be hard-surfaced and constructed in accordance with the applicable Township engineering standards.
- vii) A minimum of five percent (5%) of the Mobile Home Park area shall be used for open space and recreational uses.
- viii) Parking shall be provided according to the provisions of Section 10.15 of this By-Law.

SECTION 18 – RURAL RESIDENTIAL (R6) ZONE

No person shall, within any Rural Residential (R6) Zone, use any lot or erect, alter or use any building or structure, except in accordance with the relevant provisions of this By-Law and the following:

PERMITTED USES	MINIMUM LOT REQUIREMENTS		MAXIMUM LOT COVERAGE %	MINIMUM YARDS				MINIMUM FLOOR AREA sq.m	MAXIMUM BLDG. HEIGHT m
	Frontage m	Area s		Front m	Interior Side M	Exterior Side m	Rear m		
single-family dwelling	30	2000	30	6 ²	3 ²	6	10	80	11
boarding or lodging house	30	2000	30	6 ²	3 ²	6	10	30 ³	11
home occupation	According to the provisions of Section 10.12 of this By-Law								
home industry	According to the provisions of Section 10.13 of this By-Law								
school church library fire hall post office	60	4000	40	13 ²	4 8	13	6 9	-	11
public park playground	According to the provisions of Section 28 of this By-Law.								
NOTES: 1) Refer also to section 5 of this By-Law 2) For attached garages and carports, the interior side yard may be reduced to one (1) metre. 3) Minimum requirement per guest room. 4) Where an interior side yard and/or rear yard abuts a Residential use, then the strip of land immediately adjacent to the rear and/or interior side lot line shall be used as a planting strip in accordance with the provisions of Section 10.19 of this By-Law and no parking spaces shall be permitted within this area.									

Additional Provisions

1. Off-Street parking shall be provided for all permitted uses, according to the provisions of Section 10.15 of this By-Law.
2. No open storage of goods or materials shall be permitted, except in accordance with the following provisions:
 - i) Every open storage use shall be accessory to the use of the main building on the lot.
 - ii) An open storage use shall only be permitted in an interior side and/or rear yard.
 - iii) An open storage use shall not cover more than 10% of the lot area.
3. Any exterior illumination shall be in accordance with the provisions of Section 10.20 of this By-Law.

SECTION 19 – RESTRICTED RURAL (A1) ZONE

No person shall, within any Restricted Rural (A1) Zone, use any lot or erect, alter or use any building or structure, except in accordance with the relevant provisions of the By-Law and the follow:

PERMITTED USES	MINIMUM LOT REQUIREMENTS		MAXIMUM LOT COVERAGE %	MINIMUM YARDS				MINIMUM FLOOR AREA sq.m	MAXIMUM BLDG. HEIGHT m
	Frontage m	Area ha		Front m	Interior Side M	Exterior Side m	Rear m		
farm	-			No building shall be located closer than 10 metres to any lot line.				-	15
farm produce outlet farm implement dealer	75	2	40						
garden nursery	60	1	40						
accessory dwelling	As defined by Section 9.31 of this By-Law and in accordance with the provisions of Section 10.11 of this By-Law								
mobile home	As defined by Section 9.79 of this By-Law and used as an addition residence on a farm in accordance with the provisions of section 4.4 of the Official Plan.								
dwelling (See Note 1)	46	0.2	30	6	6	6	10	80	11
forestation and conservation	No building shall be located closer than ten (10) metres to any lot line.								
NOTES:									
1) Applies only when:									
a) an existing farm has located thereon a surplus dwelling, then, where the Land Division Committee permits the severed lot shall conform to these provisions of this By-Law; or									
b) a farmer retires or sells his farm then where the Land Division Committee permits a lot to be severed from the farm or elsewhere in the rural area of the Municipality for the farmer's own retirement occupation, a dwelling may be erected thereon, provided that such lot conforms to these provisions of this By-Law; or									
c) a farmer enlarges his farm by acquiring another adjacent farm and the acquired farm has located thereon a surplus dwelling, then. Where the Land Division Committee permits the severance of a lot upon which such surplus dwelling is located, the severed lot shall conform to these provisions of this By-Law; or									
d) the Land Division Committee permits a lot to be severed from a farm for use by persons who are engaged in agricultural work on a full-time basis on the farm or for the farmer's immediate family who assist in agricultural work on the farm on a part-time basis, a dwelling may be erected thereon, provided that such lot conforms to these provisions of this By-Law; or									
e) the Land Division Committee permits a lot to be severed for the habitation by the owner's immediate family, a dwelling may be erected thereon, provided that such a lot conforms to these provisions of this By-Law.									

Additional Provisions

1. Off-street parking shall be provided for all permitted uses, in accordance with the provisions of Section 10.15 of this By-Law.
2. Loading spaces shall be provided in accordance with the provisions of Section 10.16 of this By-Law.

3. No dwelling shall be erected within 300 metres of any feed lot area, any manure storage area or any building or structure on a farm which is used to house animals or fowl, unless such dwelling is located on the same lot therewith.
4. Dwelling shall not be located closer than 120 metres to any pit.
5. Dwelling shall not be located closer than 215 metres to any quarry.
6. No open storage goods or materials shall be permitted, except in accordance with the following provision:
 - i) Every open storage use shall be accessory to the main use on the lot.
7. All exterior illumination shall be in accordance with the provisions of Section 10.20 of this By-Law.
8. A1, Lot 1, Concession V
 Lots 20 & 21, Concession VI
 Lot 23, Concession III
 Lot 31, 35, 36 & 37, Concession I & II
 Lots 27 & 28, Concession VI
 Lots 1 & 2, Concession IX & X
 Lots 1-9, Concession VIII
 Lots 13-21, Concession VIII
 Lots 23 & 24, Concession IX

Schedule "A" of By-Law No. 1818 is hereby amended by changing to a Restricted Rural (A1) Zone the lands shown as "CHANGE TO RESTRICTED RURAL (A1) ZONE" on Schedule "D", Schedule "E", Schedule "F" and Schedule "H" attached hereto.

By-Law No. 1849

9. A1, Part of Lots 19 & 20, Concession X

Schedule "A" of By-Law No. 1818 is hereby amended by changing to a Restricted Rural (A1) Zone and a Conservation and Recreation (OS2) Zone the lands shown as "CHANGE TO RESTRICTED RURAL (A1) ZONE" and "CHANGE TO CONSERVATION AND RECREATION (OS2) ZONE" on Schedule "A" attached hereto.

By-Law No. 1860

10. A1-1, Part of Lot 23, Concession II

The property in Part of Lot 23, Concession II, Township of Augusta located on the north side of the Second Concession Road and shown as being zones A1-1 on Schedule "A" to this By-Law shall only be used for a dance hall and related activities.

By-Law No. 1831

11. A1-2, Part of Lot 14, Concession II

Notwithstanding the provisions of Section 19 hereof to contrary, the lands zoned "A1-2" on Schedule "A" hereto may have one additional dwelling unit located within the existing single unit dwelling.

By-Law No. 2229

12. A1-2, Par of Lot 30, Concession III

Notwithstanding the provisions of Section 19 hereof to the contrary, a riding stable shall be a permitted use in the "A1-2" Zone as shown on Schedule "A" and the following provisions shall apply:

Minimum Distance Separation between any manure storage, barn or feed lot on the subject property and any adjoining residential uses shall be 198.0 metres.

By-Law 2252

13. A1-2, Part of Lot 36, Concession III

The property in part of Lot 36, Concession III, Township of Augusta located on the Township Road north of the Third Concession Road and shown as being zones A1-2 on Schedule "A" to this By-Law shall only be used for a general store serving the adjacent rural area.

By-Law No. 1830

14. A1-5, Part of Lot 29, Concession III

Notwithstanding the provisions of Section 19 Additional Provisions No. 3 hereof to the contrary, a riding stable shall be permitted use in the "A1-5" Zone as shown on Schedule "A" and the following provisions shall apply:

Minimum Distance Separation between any manure storage, barn or feed lot on the subject property and any adjoining residential uses. 177.0 metres

By-Law No. 2313

SECTION 20 – GENERAL RURAL (A2) ZONE

No person shall, within any General Rural (A2) Zone, use any lot or erect, alter or use any building or structure, except in accordance with the relevant provisions of this By-Law and the following:

PERMITTED USES	MINIMUM LOT REQUIREMENTS		MAXIMUM LOT COVERAGE %	MINIMUM YARDS				MINIMUM FLOOR AREA sq.m	MAXIMUM BLDG. HEIGHT m
	Frontage m	Area ha		Front m	Interior Side M	Exterior Side m	Rear m		
all uses permitted in the Restricted Rural (A1) Zone	According to the provisions of Section 19 of this By-Law								
specialized use farm	90	10	-	No building shall be located closer than 10 metres to any lot line				-	15
community centre garden nursery riding stable communication tower	75	2							
home accessory dwelling	60	1							
accessory dwelling	As defined by Section 9.31 of this By-Law and in accordance with the provisions of Section 10.11 of this By-Law.								
dwelling (See Note 1)	46	0.2	30	6	6	6	10	80	11
home occupation	According to the provisions of Section 10.12 of this By-Law.								
home industry	According to the provisions of Section 10.13 of this By-Law								
school church	60	0.8	40	10	10	10	10	-	15
Cemetery	60	0.8	-	1	1	1	1	-	15
public park playing field recreational trails	No building or structure shall be located closer than ten (10) metres to any lot line.								
NOTES:									
1. Applies only when									
a) a lot has been located thereon a surplus dwelling, then where the Land Division Committee permits the severance of a lot upon which such surplus dwelling is located, the severed lot shall conform to these provisions of this By-Law; or									
b) the Land Division Committee permits a lot to be severed for by the owner's immediate family or for sale, a dwelling may be erected there on, provided that such lot conforms to these provisions of this By-Law.									

Deletion from table of a wayside pit or quarry as a permitted use.

By-Law No. 1862

Additional Provisions

- Off-street parking shall be provided for all permitted uses according to the provisions of Section 10.15 of this By-Law.

2. Loading spaces shall be provided in accordance with the provisions of Section 10.16 of this By-Law.
3. No dwelling shall be erected within 300 metres of any feed lot area, any manure storage area or any building or structure on a farm which is used to house animals or fowl, unless such dwelling is located on the same lot herewith.
4. A dwelling shall not be located closer than 120 metres to any pit.
5. A dwelling shall not be located closer than 215 metres to any quarry.
6. No open storage of goods or materials shall be permitted, except in accordance with the following provision:
 - i) Every open storage use shall be accessory to the main use on the lot.
7. All exterior illumination shall be in accordance with the provisions of Section 10.20 of this By-Law.
8. A2, Part of Lots 7 & 8, Concession III & IV

Schedule "A" of By-Law No. 1818 is hereby amended by changing to a General Rural (A2) Zone the lands shown as "CHANGE TO GENERAL RURAL (A2) ZONE" on Schedule "A" attached hereto.

By-Law No. 1848

9. A2, Lot 1, Concession V
 - Lots 20 & 21, Concession VI
 - Lot 23, Concession III
 - Lot 31, 35, 36 & 37, Concession I & II
 - Lots 27 & 28, Concession VI
 - Lots 1 & 2, Concession IX & X
 - Lots 1-9, Concession VIII
 - Lots 13-21, Concession VIII
 - Lots 23 & 24, Concession IX

Schedule "A" of By-Law No. 1818 is hereby amended by changing to a General Rural (A2) Zone the lands shown as "CHANGE TO GENERAL RURAL (A2) ZONE" on Schedule "A", Schedule "B", Schedule "E", Schedule "G", Schedule "H" and Schedule "I" attached hereto.

By-Law No. 1849

10. A2, Part of Lot 1 Concession V
OS2, Part of Lots 1 & 2, Concession V

Schedule “A” of By-Law No. 1818 is hereby amended by changing to a General Rural (A2) Zone and a Conservation and Recreation (OS2) Zone the lands shown as “CHANGE TO GENERAL RURAL (A2)” and “CHANGE TO CONSERVATION AND RECREATION (OS2) ZONE” on Schedule “A” attached hereto.

By-Law No. 1852

11. A2, Part of Lot 15, Concession IX

Schedule “A” of By-Law No. 1818 is hereby amended by changing to a General Rural (A2) Zone the lands shown as “CHANGE TO GENERAL RURAL (A2) ZONE” on Schedule “A” attached hereto.

By-Law No. 1853

12. A2, Part of Lot 25, Concession III

Schedule “A” of By-Law No. 1818 is hereby amended by changing to a General Rural (A2) Zone and a Hazard Land (OS3) Zone the lands shown as “CHANGE TO GENERAL RURAL (A2) ZONE” and “CHANGE TO HAZARD LAND (OS3) ZONE” on Schedule “A” attached hereto.

By-Law No. 1856

13. A2, Part of Lots 8, 9, 13 & 16, Concession I

Schedule “A” of By-Law No. 1818 is hereby amended by changing to a General Rural (A2) Zone the lands shown as “CHANGE TO GENERAL RURAL (A2) ZONE” on Schedule “A” attached hereto.

By-Law No. 1858

14. A2, Part of Lot 3, Concession II

Schedule “A” of By-Law No. 1818 shall be amended by rezoning the affected lands to “General Rural (A2)”.

By-Law No. 2106

15. A2, Part of Lot 13, Concession X

Schedule “A” to By-Law No. 1818 shall be amended by rezoning the affected lands to “General Rural (A2)”.

By-Law No. 2169

16. A2, Part of Lot 1, Concession II
- Schedule “A” to By-Law No. 1818 shall be amended by rezoning the affected lands to “General Rural (A2)”.
- By-Law No. 2272
17. A2, Part of Lot 14, Concession I
- Schedule “A” to By-Law No. 1818 shall be amended by rezoning the affected lands to “General Rural (A2)”.
- By-Law No. 2299
18. A2, Part of Lots 33 & 34, Concession VI
- Schedule “A” to By-Law No. 1818 shall be amended by rezoning the affected lands to “General Rural (A2)”.
- By-Law No. 2321
19. A2, Part of Lot 15, Concession I
- Schedule “A” to By-Law No. 1818 shall be amended by rezoning the affected lands to “General Rural (A2)”.
- By-Law No. 2341
20. A2, Part of Lot 14, Concession II
- Schedule “A” to By-Law No. 1818 shall be amended by rezoning the affected lands to “General Rural (A2)”.
- By-Law No. 2347
21. A2, Lot 23, Concession VII
- Schedule “A” to By-Law No. 1818 shall be amended by rezoning the affected lands to “General Rural (A2)”.
- By-Law No. 2348
22. A2, Part of Lots 26 & 27, Concession I
- Schedule “A” to By-Law No. 1818 shall be amended by rezoning the affected lands to “General Rural (A2)”.
- By-Law No. 2366

23. A2, Part of Lot19, Concession II

Schedule “A” to By-Law No. 1818 shall be amended by rezoning the affected lands from Highway Commercial – Special Exception (C2-13) to “General Rural (A2)”.

By-Law No. 2393

24. A2-1, Part of Lot 35, Concession IV

Notwithstanding the provisions of Section 20 hereof to the contrary, the lands zoned “A2-1” on Schedule “A” hereto may be used in accordance with the following permitted uses in addition to the permitted uses of Section 20:

- bed and breakfast accommodation

Bed and Breakfast shall mean a single unit dwelling in which no more than three (3) guest rooms are made available for the temporary accommodation of the traveling or vacationing public. Such an establishment shall be occupied by the owners of the dwelling unit or lessee and may offer light meals to those persons temporarily residing at the establishment. A bed and breakfast accommodation shall not include a restaurant or tourist home.

By-Law No. 2281

25. A2-1, Part of Lot 16, Concession V

Notwithstanding the provisions of Section 20 to the contrary, on lands zoned A2-1, a kennel shall be limited to 10 dogs with a maximum of 4 runs.

By-Law No. 2339

26. A2-2, Part of Lots 30 & 31, Concession I

Notwithstanding the provisions of Section 20 to the contrary, on the lands zoned A2-2 on Schedule “A” hereto, the following uses shall also apply:

Permitted Use:

- Telecommunications tower

By-Law No. 2431

SECTION 21 – TRANSITIONAL RURAL (A3) ZONE

No person shall, within any Transitional Rural (A3) Zone, use any lot or erect, alter or use any building or structure, except in accordance with the relevant provisions of this By-Law and the following:

PERMITTED USES	MINIMUM LOT REQUIREMENTS		MAXIMUM LOT COVERAGE %	MINIMUM YARDS				MINIMUM FLOOR AREA sq.m	MAXIMUM BLDG. HEIGHT m
	Frontage m	Area s		Front m	Interior Side M	Exterior Side m	Rear m		
farm	Notwithstanding any other provisions of this By-Law to the contrary, the term “farm” as used in this table shall mean land used for growing of agricultural products such as trees, grain, vegetables or fruit crops, the grazing or pasteurizing of livestock or dairying but does not include a farm residence nor other residential uses directly related to the farm operation nor accessory buildings which support the farm operation.								
conservation and forestation outdoor recreation	No buildings shall be permitted.								

Additional Provisions

1. Lands within the Transitional Rural (A3) Zone may, upon application to the Corporation, be rezoned to a specific zone in conformity with the Official Plan. Until such time as the lands are rezoned to a specific zone, no person shall change the use of any building, structure or land, or erect and use any building or structure, except in conformity with the provisions of this By-Law.

SECTION 22 – NEIGHBOURHOOD COMMERCIAL (C1) ZONE

No person shall, within any Neighbourhood Commercial (C1) Zone, use any lot or erect, alter or use any building or structure, except in accordance with the relevant provisions of this By-Law and the following:

PERMITTED USES	MINIMUM LOT REQUIREMENTS		MAXIMUM LOT COVERAGE %	MINIMUM YARDS				MINIMUM FLOOR AREA sq.m	MAXIMUM BLDG. HEIGHT m
	Frontage m	Area s		Front m	Interior Side M	Exterior Side m	Rear m		
retail store convenience store service shop laundromat day nursery bank restaurant office service station	46	4000	50	6 ²	3 ^{2,3}	6	10 ²	-	11
accessory dwelling	As defined by Section 9.31 of this By-Law and in accordance with the provisions of Section 10.11 of this By-Law								
NOTES:									
1) Refer also to Section 5 of this By-Law									
2) Where an interior side yard and/or rear yard abuts a Residential use, then such interior side yard shall be a minimum of 6 metres and such rear yard shall be a minimum of 12 metres. The strip of land immediately adjacent to the rear and/or interior side lot line shall be used as a planting strip in accordance with the provisions of Section 10.19 of this By-Law and no parking spaces shall be permitted within this area.									
3) Where an interior side yard is contiguous to another commercial use in a Neighbourhood Commercial (C1) Zone, no interior side yard is required.									

Additional Provisions

1. Off-street parking shall be provided for all permitted uses, according to the provisions of Section 10.15 of this By-Law.
2. Loading spaces shall be provided in accordance with the provisions of Section 10.16 of this By-Law.
3. No open storage of goods or materials shall be permitted, except in accordance with the following provisions:
 - i) Every open storage use shall be accessory to the use of the main building on the lot.
 - ii) An open storage use shall only be permitted in a rear yard.
 - iii) Every open storage use shall be concealed from view from abutting streets and abutting non-commercial uses by a fence, wall or similar structure.

- iv) An open storage use shall not cover more than 35% of the lot area.
4. Any exterior illumination shall be in accordance with the provisions of Section 10.20 of this By-Law.
5. C1-1, Part of Lot 24, Concession V

Schedule “A” to By-Law No. 1818 shall be amended as follows:

- i) by rezoning the affected lands from “Neighbourhood Commercial – Special Exception (C1-1) to “Parks and Open Space (OS1)”
- ii) by rezoning the affected lands from “Residential Restricted – Special Exception (R3-1)” to “Neighbourhood Commercial – Special Exception (C1-1)”.

By-Law No. 2270

6. C1-1, Part of Lot 9, Concession III

Notwithstanding the provisions of Section 22 of this By-Law, the lands located on Part of Lot 9, Concession III, shall only be used for a day nursery. This use shall be in accordance with the zone requirements and additional provisions of Section 22 and the other relevant provisions of this By-Law.

By-Law No. 2020

7. C1-3, Part of Lot 6, Concession I, Adult Care Residence

Notwithstanding the provisions of Section 22 hereof to the contrary, the lands zoned “C1-3” on Schedule “A” hereto located in Part of Lot 6, Concession I, Township of Augusta may be used for the following permitted uses:

- Adult Care Residence
- Single Unit Dwelling

An Adult Care Residence shall mean a residence providing care for elderly persons including accommodation for up to 8 persons. The Adult Care Residence provides full day relief to a primary care provider. Services provided will include the provision of meals, in-house activities and the professional administration of medications.

By-Law No. 2320

SECTION 23 – HIGHWAY COMMERCIAL (C2) ZONE

No person shall, within any Highway Commercial (C2) Zone, use any lot or erect, alter or use any building or structure, except in accordance with the relevant provisions of this By-Law and the following:

PERMITTED USES	MINIMUM LOT REQUIREMENTS		MAXIMUM LOT COVERAGE %	MINIMUM YARDS				MINIMUM FLOOR AREA sq.m	MAXIMUM BLDG. HEIGHT m
	Frontage m	Area s		Front m	Interior Side M	Exterior Side m	Rear m		
restaurant convenience store motel or hotel auction hall tourist information centre motor vehicle sales outlet farm implement dealer service shop service station public garage automobile washing establishment	60	0.4 ²	50	9 ²	5 ^{3,4}	9	10 ³	-	11
marina	60	0.8	50	10 ²	6 ^{3-4,5}	10	12 ^{3,5}	-	15
drive-in-theatre	75	4	No building or structure shall be located closer than ten (10) metres to any lot line.						15
accessory dwelling	According to the provisions of Section 10.11 or Section 19 of this By-Law								
<p>NOTES:</p> <p>1) For a motel or hotel, the minimum lot size shall be 4,000 square metres for the first four (4) rooms, plus 1800 square metres for each additional room.</p> <p>2) Refer also to Section 5 of this By-Law.</p> <p>3) Where an interior side yard and/or rear yard abuts a Residential use, then such interior side yard shall be a minimum of 6 metres and such rear yard shall be a minimum of 12 metres. The strip of land immediately adjacent to the rear and/or interior lot line shall be used as a planting strip in accordance with the provisions of Section 10.19 of this By-Law and no parking spaces shall be permitted within this area.</p> <p>4) Where an interior side yard is contiguous to another commercial use on the same lot in a highway Commercial (C2) Zone, no interior side yard is required.</p> <p>5) Marina: The minimum interior side yard and rear yard may be reduced to zero (0) where the interior side yard and/or rear yard abuts the shoreline of a waterway to be used as part of the marina operation.</p>									

Additional Provisions

1. Off-street parking shall be provided for all permitted uses, according to the provisions of Section 10.15 of this By-Law.
2. Loading spaces shall be provided in accordance with the provisions of Section 10.16 of this By-Law.

Zoning By-Law: Township of Augusta

3. No open storage of goods and materials shall be permitted, except in accordance with the following provisions:
 - i) Every open storage use shall be accessory to the use of the main building on the lot.
 - ii) An open storage use shall only be permitted in a rear yard.
 - iii) Every open storage use shall be concealed from view from abutting streets and abutting non-commercial uses by a fence, wall or similar structure.
 - iv) An open storage use shall not cover more than 35% of the lot area.
4. Any exterior illumination shall be in accordance with the provisions of Section 10.20 of this By-Law.
5. In developing any Highway Commercial use, a continuous strip of landscaped land at least 3.0 metres in width shall be provided between any street and any Highway Commercial site, except in the area to be used for vehicle and pedestrian access.
6. C2, Part of Lots 26 & 27, Concession I

Schedule "A" of By-Law No. 1818 is hereby amended by changing to a Highway Commercial (C2) Zone the lands shown as "CHANGE TO HIGHWAY COMMERCIAL (C2) ZONE" on Schedule "A" attached hereto.

By-Law No. 1855

7. C2, Part of Lot 3, Concession II

Schedule "A" to By-Law No. 1818 shall be amended by rezoning the affected lands from "Highway Commercial – Special Exception (C2-10)" to "Highway Commercial (C2)".

By-Law No. 2432

8. C2-1, Part of Lot 3, Concession II

The property described as Part of Lot 3, Concession II, Township of Augusta located at the northwest corner of the intersection of County Road No. 18 and McIntosh Road, and shown as being zoned C2-1 on Schedule "A" to this By-Law shall only be used for retail sale and servicing of lawn and garden equipment, motorcycles, and snowmobiles.

By-Law No. 1844

9. C2-1, Part of Lot 3, Concession II

Notwithstanding the provisions of Section 23 hereof to the contrary, the lands zoned “C2-1” in Part of Lot 3, Concession II on Schedule “A” hereto may be used in accordance with the following permitted uses in addition to the permitted uses of Section 23:

- a wholesale/retail outlet for automotive supplies and products;
- a building supply outlet and yard
- a wholesale/retail outlet for farm supplies and products; and
- a day nursery.

By-Law No. 2225

10. C2-2, Part of Lot 26 & 27, Concession I

The property located on Part of Lots 26 & 27, Concession I, Township of Augusta, and shown as being zone “C2-2” on Schedule “A” to this By-Law shall only be used for an antique shop, an art gallery, a gift shop including the accessory sale of clothing, and accessory uses. These uses and any expansion thereof shall be in accordance with the Zone Requirements and Additional Provisions of Section 23 and the other relevant provisions of this By-Law.

By-Law No. 1874

11. C2-3, Part of Lot 10, Concession I

The property located on Part of Lot 10, Concession I, Township of Augusta and shown as being zoned C2-3 on Schedule “A” to this By-Law shall only be used as follows:

- a) the property north of Provincial Highway No. 2 shall only be used for a restaurant, four bed and breakfast rooms and one accessory dwelling unit as part of the main building;
- b) the property south of Provincial Highway No. 2 shall only be used for boat docking purposes accessory to the permitted uses of the property north of Provincial Highway No. 2.

These uses and any expansion thereof shall be in accordance with the Zone Requirements and Additional Provisions of Section 23 and the other relevant provisions of this By-Law.

By-Law No. 1901

12. C2-4, Part of Lot 23, Concession II

The property located on Part of Lot 23, Concession II, Township of Augusta and shown as being zoned C2-4 on Schedule “A” to this By-Law shall only be used for a public garage and for vehicle sales and service as well as one accessory dwelling. These uses and any expansion thereof shall be in accordance with the Zone Requirements and Additional Provisions of Section 23 and the other relevant provisions of this By-Law.

By-Law No. 1899

13. C2-5, Part of Lot 37, Concession I

The property located on Part of Lot 37, Concession I, Township of Augusta and shown as being zoned C2-5 on Schedule “A” to this By-Law shall only be used for a single-family dwelling with an accessory apartment unit, a craft shop a maximum of 42 sq. m. in area and two bed and breakfast rooms. These uses and any expansion thereof shall be in accordance with the Zone Requirements and Additional Provisions of Section 23 and the other relevant provisions of this By-Law.

By-Law No. 1904

14. C2-6, Part of Lot 3, Concession II

The property located in Part of Lot 3, Concession II, Township of Augusta and shown as being zoned C2-6 on Schedule “A” to this By-Law shall only be used for a lodge hall and a public banquet facility. These uses and any expansion thereof shall be in accordance with the Zone Requirements and Additional Provisions of Section 23 and the other relevant provisions of this By-Law.

By-Law No. 1930

15. C2-6, Part of Lot 2, Concession II

Notwithstanding the provisions of Section 23 of this By-Law the lands zoned C2-6 on Schedule “A” shall only be used for an animal clinic. This use and any expansion thereof shall be in accordance with the Zone Requirements and Additional Provisions of Section 23 and the other relevant provisions of this By-Law.

By-Law No. 1980

16. C2-6, Part of Lot 3, Concession II

Notwithstanding the provisions of Section 23 of this By-Law, the lands located on Part of Lot 3, Concession II, and shown as being zoned C2-6 on Schedule “A” to the By-Law shall only be used for a service station. This use shall be in accordance with the zone requirements and additional provisions of Section 23 and the other relevant provisions of this By-Law.

By-Law No. 2048

17. C2-7, Part of Lot 27, Concession I

The property located in Part of Lot 27, Concession 1, Township of Augusta, and shown as being zoned C2-7 on Schedule “A” to this By-Law shall only be used for a country inn to include 20 bed and breakfast rooms, a 60 seat restaurant, a gift shop and an accessory dwelling unit as part of the main building. This use and any expansion thereof shall be in accordance with the Zone Requirements and Additional Provisions of Section 23 and the other relevant provisions of this By-Law.

By-Law No. 1950 is hereby repealed.

By-Law No. 1952

18. C2-7, Part of Lot 13, Concession IV
C2-15, Part of Lot 13, Concession IV

Notwithstanding the provisions of Section 23 hereof to the contrary, the lands zoned “C2-7” in Part of Lot 13, Concession 4 on Schedule “A” hereto may only be used for a clubhouse, meeting hall and banquet hall.

By-Law No. 2057

By-Law No. 2227

19. C2-8, Part of Lot 2, Concession II

Notwithstanding the provisions of Section 23 of this By-Law the lands zoned C2-8 on Schedule “A”, may be used for a School and Tour Bus Depot in which the minimum frontage may be 42 m and the minimum area may be 2.48 ha provided that all other provisions of this By-Law shall apply.

By-Law No. 1984

20. C2-9, Part of Lot 27, Concession I

Notwithstanding the provisions of Section 23 of this By-Law, the lands located on Part of Lot 27, Concession I, Township of Augusta, on the north side of King's Highway No. 2 excluding the right-of-way on the south side of King's Highway No. 2 shall only be used for a 20 room Bed & Breakfast Inn, a 60 seat dining room, an existing gift shop and one accessory dwelling unit as part of the main dwelling.

By-Law No. 2012

21. C2-9, Part of Lot 3, Concession II

Notwithstanding the provisions of Section 23 hereof to the contrary, the lands zoned "C2-9" in Part of Lot 3, Concession II on Schedule "A" hereto may be used in accordance with the following permitted uses in addition to the permitted uses of Section 23:

- a retail store
- a building supply outlet and yard;
- a day nursery.

By-Law No. 2086

22. C2-10, Part of Lot 19, Concession II

Notwithstanding the provisions of Section 23 hereof to the contrary, the lands zoned "C2-10" in Part of Lot 19, Concession II on Schedule "A" hereto may only be used for a meat sales outlet.

By-Law No. 2091

23. C2-12, Part of Lot 12 & 13, Concession II

Notwithstanding the provisions of Section 23 hereof to the contrary, the lands zoned "C2-12" in Part of Lot 12 & 13, Concession II on Schedule "A" hereto may only be used for a motor vehicle sales outlet.

By-Law No. 2099

24. C2-13, Part of Lot 33, Concession IV

Notwithstanding the provisions of Section 23 hereof to the contrary, the lands zoned "C2-13" in Part of Lot 33, Concession IV on Schedule "A" hereto may only be used for a small engine repair shop.

By-Law No. 2178

25. C2-14, Lot 3, Concession II

Notwithstanding the provisions of Section 23 hereof to the contrary, the lands zoned “C2-14” in Part of Lot 3, Concession II on Schedule “A” hereto may only be used for a retail store.

By-Law No. 2177

26. C2-16, Lot 29, Concession V

Notwithstanding the provisions of Section 23 hereof to the contrary, the lands zoned “C2-16 on Schedule “A” hereto may be used in accordance with the following permitted uses in addition to the permitted uses of Section 23:

- a retail store.

By-Law No. 2230

27. C2-17, Lot 28, Concession III

Notwithstanding the provisions of Section 23 hereof to the contrary, the lands zoned “C2-17” on Schedule “A” hereto may be used only in accordance with the following permitted use and lot requirements:

- an used motor vehicle sales outlet.

Minimum Lot Frontage: 25.0 metres

Minimum Lot Area: 0.21 ha

By-Law No. 2251

28. C2-18, Part of Lot 8, Concession II

Notwithstanding the provisions of Section 23 hereof to the contrary, the lands zoned “C2-18” on Schedule “A” hereto shall only be used as follows:

- i) Permitted use shall be limited to a vehicle towing service.
- ii) This use and any expansion thereof shall be accordance with the Zone Requirements and Additional Provisions of Section 23 and the other relevant provisions of this By-Law.
- iii) Vehicles which are in a wrecked, discarded or abandoned condition shall be parked, stored or left on the property for a maximum of seven (7) consecutive days.

By-Law No. 2269

29. C2-18, Part of Lot 32, Concession X

Notwithstanding the provisions of Section 23 hereof to the contrary, the lands zoned “C2-18” on Schedule “A” hereto may be used only in accordance with the following permitted use and lot requirements:

Permitted Use: an used motor vehicle sales outlet.

Minimum Lot Area:	0.10 ha
Minimum Lot Frontage:	23.8 metres
Minimum Interior Side Yard (west)	5.0 metres
Minimum Interior Side Yard (east)	0
Rear Yard	0

By-Law No. 2253

30. C2-21, Part of Lot 30, Concession I

Notwithstanding the provisions of Section 23 hereof to the contrary, the lands zone “C2-21” on Schedule “A” hereto, may be used only in accordance with the following permitted uses:

Permitted Uses:

- a service shop
- a custom workshop
- an office
- a retail store
- a warehouse
- an accessory dwelling
- take out restaurant

By-Law No. 2292

By-Law No. 2382

31. C2-22, Part of Lot 4, Concession II

Notwithstanding the provisions of Section 23 hereof to the contrary, on lands zoned “C2-22” on Schedule “A” hereto located in Part of Lot 4, Concession II, Township of Augusta the following provisions apply:

Permitted Use: Take-Out Restaurant

Front Yard: 30 metres

A Take-Out Restaurant shall mean a building or part thereof where food is prepared, packaged and offered for sale or sold to the public for consumption off of the premises of the establishment.

All permanent structures and excavations must be located at least ten metres from the limits of TransCanada's right-of-way. The ten metre development setback is recommended to ensure that there will be sufficient workspace for future maintenance and/or construction programs.

At least 7 days to any blasting, TransCanada must be provided with an engineering report prepared by a professional engineer with a certification or specialist designation in blasting detailing the recommended charges and blasting methods, as well as recommendations regarding drill patterns; explosives and charges per hole; timing of delays; method, uses and type matting; and the explosive agents to be used. Blasting operations must comply with requirements set out in the report and must be monitored for compliance.

Section 112 of the National Energy Board Act requires that anyone excavating with power-operated equipment or explosives within 30 metre of the pipeline must obtain leave from the National Energy Board before starting any work. To satisfy this requirement of Section 112, TransCanada's Regional Office must be notified three business days before the start of any excavation using power-operated equipment and seven business days before the use of explosives.

By-Law No. 2337

32. C2-23, Part of Lot 3, Concession II

Notwithstanding the provisions of Section 23 hereof to the contrary, on lands zoned C2-23 on Schedule "A" hereto located in Part of Lot 3, Concession II, Township of Augusta, a contractor's shop and yard shall be a permitted use in addition to the permitted uses under the Highway Commercial Zone.

By-Law No. 2360

33. C2-24, Part of Lots 12 & 13, Concession II

Notwithstanding the provisions of Section 23 hereof to the contrary, on lands zoned C2-24 on Schedule "A" hereto located in Part of Lot 12 and 13, Concession II, Township of Augusta, may only be used for a clubhouse, including a meeting hall and banquet facility.

By-Law No. 2361

34. C2-26, Part of Lot 30, Concession VII

Notwithstanding the provisions of Section 23 to the contrary, on lands zoned C2-26 on Schedule "A" hereto, the following provisions apply;

Permitted Uses:

A milk distribution and wholesale.

Provisions:

1. Warehouse shall mean a building used for the storage and distribution of mild goods and wholesale.
2. Vehicular refrigeration units, which are parked outside and activated, shall be parked on the west side of the building.
3. The main building shall be a minimum of 8.5 metres high measures at the highest roof ridge.
4. The main building shall be a minimum of 1,176 sq ft. and 42 ft long on the north-south axis.
5. The building shall be located a minimum of 100 metres from Dixon Road.
6. The entrance shall be located no more than 20.7 metres from the west property line.
7. The geometric center of the building will be a minimum of 75 metres from the east property line.
8. The building location shall be oriented with the long axis perpendicular to the line of sight of the property line.
9. An internal refrigeration unit will be installed within three years from the date of enactment of the By-Law and expansion only with a noise study satisfactory to the Ministry of the Environment.
10. The existing vegetation along the east and southerly property lines will be retained for a distance of 20 metres as shown on Drawing Number DF A01-0800-4. Dated February 1, 2002, and prepared by Daly Ferraro and Associates.
11. Washing of vehicles is permitted on the site.

12. These Uses and any expansion therefore shall be in accordance with the Zone Requirements and Additional Provisions of Section 23 and the other relevant provisions of this By-Law.

By-Law No. 2464

35. C2-25, Part of Lot 35, Concession I

Notwithstanding the provisions of Section 23 to the contrary, on the lands zoned C2-25 on Schedule "A" hereto, the following provisions apply:

Permitted Uses:

- Automobile Body Shop
- Automobile Repair, Primary
- Single Dwelling

Provisions:

1. Automobile Body Shop shall mean a building or structure used for painting or repairing of automobile bodies or fender, including body repairs, frame straightening, fiber glassing, sanding, filling, painting, grinding and any other activity associated with restoration or replacement of body panels. The use does not include an automobile wrecking yard or salvage yard.
2. Automobile Repair, primary shall mean minor repairs or maintenance essential to the mechanical functioning of the vehicle, and shall include the changing of motor oils, lubrication, ignition adjustment and replacement of parts, changing an/or replacement of batteries, repairing, changing, installation, balancing, alignment of tires, and the installation of headlights or other required lighting, and all minor adjustments.
3. All wrecked or damaged vehicles shall be stored within a building or in a compound located in the rear yard which is surrounded by a solid fence or fence and sufficient landscaping to screen the damaged vehicles from public view. Further, all auto body repair shall be carried out within a building.
4. The maximum number of vehicles stored at any time, outside the building shall be four (4).
5. These uses and any expansion thereof shall be in accordance with the Zone Requirements and Additional Provisions of Section 23 and the other relevant provisions of this By-Law.

By-Law No. 2406

36. C2-28, Part of Lot 13, and the East ½ of Lot 9, Concession I

Schedule “A” of By-Law No. 1818 is amended by changing the zoning of certain lands shown on Schedule “A”, legally described as Part of Lot 13, and the East ½ of Lot 9, Concession I, Township of Augusta, being Plan No. 15R-9979 to Highway Commercial Exception (C2-28) Zone.

Despite any provisions of Section 22 to the contrary, on land identified as Highway Commercial Exception (C2-28) Zone, the following regulations shall apply:

Permitted Uses

- Bed and Breakfast Establishment
- Accessory Dwelling
- Accessory uses to the foregoing permitted uses

Zone Standards

- Minimum Lot Area0.388 ha (0.96 ac)
- Minimum Lot Frontage51.7 m (169.6 ft.)

Additional Provisions

For the purposes of this amendment, a Bed and Breakfast Establishment shall be defined as: “Means a private dwelling designed to be used in part for the short-term accommodation of the traveling or vacationing public, containing therein four (4) or fewer suites or guest rooms.”

By-Law No. 2564

SECTION 24 – INDUSTRIAL (M1) ZONE

No person shall, within any Industrial (M1) zone, use any lot or erect, alter or use any building or structure, except in accordance with the relevant provisions of this By-Law and the following:

PERMITTED USES	MINIMUM LOT REQUIREMENTS		MAXIMUM LOT COVERAGE %	MINIMUM YARDS				MINIMUM FLOOR AREA sq.m	MAXIMUM BLDG. HEIGHT m
	Frontage m	Area s		Front m	Interior Side M	Exterior Side m	Rear m		
assembly plant manufacturing plant processing plant transportation terminal	60 200'	2 5.0 a.c.	25	20 ¹ 65'	15 ^{1,2} 50'	20 ¹ 65'	30 ^{1,2} 74'	-	15 50'
service shop service industry contractor's shop and yard warehouse customer workshop building supply outlet and yard machine or welding shop office fuel storage tank area feed mill	60 200'	0.8 2.0 a.c.	35	15 ¹ 50'	8 ^{1,2} 26'	15 ¹ 50'	20 ^{1,2} 65'	-	12 40'
accessory retail or wholesale outlet									
accessory dwelling	As defined by Section 9.31 of this By-Law and in accordance with the provisions of Section 10.11 of this By-Law.								
<p><u>NOTES:</u></p> <p>1) Where an Industrial Zone abuts a Residential use or is separated from a Residential use by a street or road, then a minimum yard of 15 metres shall be provided where the uses so abut. The strip of land immediately adjacent to the abutting lot line shall be used as a planting strip in accordance with the provisions of Section 10.19 of this By-Law and no parking spaces shall be permitted within this area.</p> <p>2) No interior side yard or rear yard is required along any portion of a lot line which directly abuts a railroad right-of-way.</p>									

Additional Provisions

1. Off-street parking shall be provided for all permitted uses, according to the provisions of Section 10.15 of this By-Law.
2. Loading spaces shall be provided in accordance with the provisions of Section 10.16 of this By-Law.
3. No open storage of goods or materials shall be permitted, except in accordance with the following provisions:
 - i) Every open storage use shall be accessory to the use of the main building on the lot.
 - ii) An open storage use shall only be permitted in an interior side and/or rear yard.
 - iii) Every open storage use shall be concealed from view from abutting streets and abutting non-industrial uses by a fence, wall or similar structure.
4. Any exterior illumination shall be in accordance with the provisions of Section 10.20 of this By-Law.

5. M1, Part of Lot 15, Concession I

Schedule "A" to By-Law No. 1818 shall be amended by rezoning the affected lands to Industrial (M1) Zone.

By-Law No. 2040

6. M1-2, Part of Lot 37, Concession III

The property located on Part of Lot 37, Concession III, Township of Augusta, shown as being zones "M1-2" on Schedule "A" to this By-Law shall only be used for a contractor's shop and yard and accessory uses in accordance with the provisions of this By-Law.

This use and any expansion thereof shall be in accordance with the Zone Requirements and Additional Provisions of Section 24 and the other relevant provisions of this By-Law with the exception that the required front yard setback shall not be less than 45 metres and the required interior side yard shall not be less than 8 metres.

By-Law No. 1850

By-Law No. 1872

7. M1-3, Part of Lot 2, Concession II

The property in Part of Lot 2, Concession II, Township of Augusta and shown as being zoned “M1-3” on Schedule “A” to this By-Law shall only be used for a fuel storage tank area, office and accessory uses in accordance with the provisions of this By-Law.

By-Law No. 1862

8. M1-4, Part of Lot 34, Concession II

The property located on Part of Lot 34, Concession II, Township of Augusta, and shown as being zoned “M1-4” on Schedule “A” to this By-Law shall only be used for a contractor’s shop and yard and accessory uses in accordance with the provisions of this By-Law.

This use and any expansion thereof shall be in accordance with the Zone Requirements and Additional Provisions of Section 24 and the other relevant provisions of this By-Law.

By-Law No. 1861

By-Law No. 1873

9. M1-5, Part of Lot 3, Concession II

The property in Part of Lot 3, Concession II, Township of Augusta and shown as being zoned “M1-5” on Schedule “A” to this By-Law shall only be used for a transportation terminal and accessory uses in accordance with the provisions of this By-Law.

By-Law No. 1862

10. M1-6, Part of Lot 5, Concession 1

Notwithstanding the provisions of Section 24 hereof to the contrary, the land zoned “M1-6” on Schedule “A” hereto may be used in accordance with the following requirements:

Minimum Lot Area: 0.5 hectares

Front Yard: 0

By-Law No. 2245

11. M1-6, Part of Lot 16, Concession I

The property located on Part of Lot 16, Concession I, Township of Augusta, and shown as being zoned “M1-6” on Schedule “A” to this By-Law shall only be used for Permitted Uses as set out under Section 24A – Industrial special (M1-1) Zone of this By-Law. Permitted uses and any expansion thereof shall only be in accordance with the relevant zone requirements of Section 24A and other relevant provisions of this By-Law.

By-Law No. 1927

12. M1-6, Part of Lot 15 & 16, Concession I

Notwithstanding the provisions of Section 24A hereof to the contrary, the lands zoned “M1-6” in Part of Lot 15 and 16, Concession 1 on Schedule “A” hereto shall be used in accordance with the following permitted uses:

Permitted Uses:

1. a chemical industrial plant

For the purpose of this Section a “chemical industrial plant” shall mean a petro-chemical, a chemical processing and/or manufacturing plant or plants consisting of one or more buildings and structures, carrying on one or more of the following activities:

- i) the process of manufacturing whether or not a finished article results there from.
- ii) the storage of goods used in connection with or resulting from the above operation.
- iii) the provision of amenities for persons engage in such an operation.
- iv) the construction and repair of the equipment, structures and buildings uses in such an operation.
- v) any work of administration or accounting in connection with such operations.
- vi) accessory uses.

By-Law No. 2152

13. M1-8, Part of Lot 29, Concession IV

Notwithstanding the provisions of section 24 hereof to the contrary, on the lands zone "M1-8" on Schedule "A" hereto, the following provisions shall apply:

a) Permitted Uses:

- a service shop
- a custom workshop
- an office
- a restaurant
- a convenience store
- a gasoline retail facility
- a bank
- a mini warehouse
- a service industry
- a garden industry
- a garden nursery
- an accessory dwelling

b) Zone Requirements

Lot Area (minimum)	0.8 hectares
Lot Frontage (minimum)	40 metres
Lot Coverage (maximum)	35%
Yard Requirements (minimum)	
Front	15 metres ¹
Interior Side	8 metres ¹
Exterior Side	15 metres
Rear	20 metres
Maximum Building Height	12 metres

Where an industrial zone abuts a Residential use or is separated from a Residential use by a street or road, then a minimum yard of 15 metres shall be provided where the uses so abut. The strip of land immediately adjacent to the abutting lot line shall be used as a planting strip in accordance with the provisions of Section 10.19 of this By-Law and no parking spaces shall be permitted within this area.

- c) **GASOLINE RETAIL FACILITY** shall mean an establishment where the retail sale of gasoline or other petroleum products for motor vehicles constitutes the sole use, such as a gas bar, or an accessory use such as a self serve facility in combination with a retail store. This definition shall not include an automobile service station.

MINI WAREHOUSE shall mean a building or group of building wherein general merchandise, vehicles, furniture and household goods are all stored in separate, secured storage areas or lockers which are generally accessible by means of individual loading doors.

By-Law No. 2293

14. M1-8, Part of Lot 26, Concession I

Notwithstanding the provisions of Section 24 hereof to the contrary, the lands zoned "M1-8" on Schedule "A" hereto may be used in accordance with the following permitted use in addition to the permitted uses of Section 24:

- mini warehouse

Mini warehouse facility shall mean a building for the dead storage of goods and wares where individual stalls are rented to different tenants. No outside storage is permitted.

By-Law No. 2376

SECTION 24A – INDUSTRIAL SPECIAL (M1-1) ZONE

That the property located on Lots 17 to 25, Concession I, Township of Augusta and shown as being zoned “M1-1” on Schedule “A” shall only be used in accordance with the relevant provisions of this By-Law and the following:

PERMITTED USES:

1. Chemical industrial plant

For the purpose of this Section a “chemical industrial plant” shall mean a petro-chemical plant, a chemical procession and/or manufacturing plant or plants consisting of one or more buildings and structures, carrying on one or more of the following activities:

- i) the process of manufacturing whether or not a finished article results there from.
- ii) the treatment and disposal of by-product materials subject to the Ministry of the Environment requirements.
- iii) the storage of goods used in connection with or resulting from the above operations.
- iv) the provisions of amenities for persons engaged in such operations.
- v) the construction and repair of the equipment, structures and buildings used in such operation.
- vi) any work of administration or accounting connection with such operations.
- vii) accessory uses.

2. Permitted INDUSTRIAL (M1) ZONE uses as set out in Section 24.

ZONE REQUIREMENTS:

Notwithstanding any other provisions of this By-Law to the contrary on lands zoned M1-1 on Schedule “A” the following requirements shall apply

- 1. No buildings, structures or storage of goods or materials shall be located south of Provincial Highway No. 2 except for water supply, waste disposal and transportation purposes.

2. The minimum required yards shall be 30 metres provided that:
 - i) the minimum setback shall be 50 metres along the north side of Provincial Highway No. 2
 - ii) no yard is required along any portion of a lot line which directly abuts a railroad line used for loading or unloading purposes.
 - iii) the minimum required yard abutting a non-industrial use or separated from a non-industrial use by a public street or road shall be 50 metres. The strip of land immediately adjacent to the abutting lot line shall be used as a planting strip in accordance with the provisions of Section 10.19 of this By-Law and no parking spaces shall be permitted within this area.
3. The minimum required on-site parking for a chemical industrial plant shall be one parking space for each two employees on the largest shift. Required parking shall comply with the provisions of Section 10.15 (b) to (j) of this By-Law.
4. The provisions of Section 10.4, 10.16 and 10.20 of this By-Law shall not apply to a chemical industrial plant.

In addition to above zone requirements, for Industrial (M1) Zone uses on lands zone M1-1 on Schedule "A", the requirements of Section 24 and the other relevant provisions of this By-Law shall apply. In cases of conflicting zone requirements, the more restrictive requirements shall apply.

By-Law No. 1854
By-Law No. 1867

SECTION 25 – EXTRACTIVE INDUSTRIAL (PITS & QUARRIES) (M2) ZONE

No person shall, within any Extractive Industrial (Pits & Quarries) (M2) Zone, use any lot or erect, alter or use any building or structure, except in accordance with the relevant provisions of this By-Law and the following:

PERMITTED USES	MINIMUM LOT REQUIREMENTS		MAXIMUM LOT COVERAG E %	MINIMUM YARDS				MINIMUM FLOOR AREA sq.m	MAXIMUM BLDG. HEIGHT m
	Frontage m	Area s		Front m	Interior Side M	Exterior Side m	Rear m		
pit quarry rock crushing plant concrete manufacturing plant asphalt plant	60	-	-	15	15	15	15	-	-
farm forestation and conservation	According to the provisions of Section 19 of this By-Law.								

Additional Provisions

1. Off-street parking shall be provided in accordance with the provisions of Section 10.15 of this By-Law.
2. No pit shall be located closer than 120 metres to any residential use nor closer than 15 metres to any property line or public road allowance.
3. No quarry shall be located closer than 215 metres to any residential use nor closer than 15 metres to any property line or public road alliance.
4. Where any pit or quarry abuts a road, a residential, commercial, institutional or open space use, a row of trees or sufficient height to create an effective visual screen shall be provided within the minimum required yard so abutting.
5. No building, structure, equipment, storage or product stockpile shall be located closer than 30 metres to any lot line or within 90 metres of any abutting property used for residential or commercial purposes.
6. Concrete and asphalt manufacturing shall be permitted only where a minimum of fifty percent (50%) of the raw materials used in such manufacturing are extracted in a natural state from the site on which the manufacturing occurs.

7. M2, Lot 1, Concession V
 Lots 20 & 21, Concession VI
 Lot 23, Concession III
 Lot 31, 35, 36 & 37, Concession I & II
 Lots 27 & 28, Concession VI
 Lots 1 & 2, Concession IX & X
 Lots 1-9, Concession VIII
 Lots 13-21, Concession VIII
 Lots 23 & 24, Concession IX

Schedule “A” of By-Law No. 1818 is hereby amended by changing to an Extractive Industrial (Pits and Quarries) (M2) Zone the lands shown as “CHANGE TO EXTRACTIVE INDUSTRIAL (PITS AND QUARRIES) (M2) ZONE” on Schedule “G” attached hereto.

By-Law No. 1849

8. M2, Part of Lot 25, Concession III

Schedule “A” of By-Law No. 1818 is hereby amended by changing to an Extractive Industrial (Pits and Quarries) (M2) Zone and lands shown as “CHANGE TO EXTRACTIVE INDUSTRIAL (PITS AND QUARRIES) (M2) ZONE” on Schedule “A” attached hereto.

By-Law No. 1885

9. M2-1, Part of Lots 16 & 17, Concession V

Notwithstanding the provisions of Section 25 hereof to the contrary, the lands zoned “M2-1” in Part of Lots 16 and 17, Concession V, on Schedule “A” hereto may only be used in accordance with the following permitted uses:

- a pit
- a farm
- forestation and conservation

By-Law No. 2135

10. M2-1, Part of Lot 36, Concession V

Notwithstanding the provisions of Section 25 hereof to the contrary on lands zoned “M2-1” on Schedule “A” hereto located in Part of Lot 36, Concession V, Township of Augusta the minimum separation distance between the existing residential dwellings on Bains Road and the pit shall be 60 metres. The permitted uses on the subject property which is zoned M2-1 is limited to a pit and the existing residential dwelling.

By-Law No. 2352

11. M2-2, Part of Lot 29, Concession VII

Notwithstanding the provisions of Section 25 hereof to the contrary, the lands zone “M2-2” in Part of Lot 29, Concession VII, on Schedule “A” hereto may only be used in accordance with the following permitted uses:

- a pit
- a farm
- forestation and conservation

By-Law No. 2141

12. M2, Part of Lot 34, Concession V

Schedule “A” of By-Law No. 1818 is hereby amended by changing to an Extractive Industrial (Pits and Quarries) (M2) Zone and lands shown as “CHANGE TO EXTRACTIVE INDUSTRIAL (PITS AND QUARRIES) (M2) ZONE” on Schedule “A” attached hereto.

By-Law No. 1851

13. M2, Part of Lot 34, Concession VII

Schedule “A” of By-Law No. 1818 is hereby amended by changing to an Extractive Industrial (Pits and Quarries) (M2) Zone the lands shown as “CHANGE TO EXTRACTIVE INDUSTRIAL (PITS AND QUARRIES) (M2) ZONE” on Schedule “A” attached hereto.

By-Law No. 1859

14. M2, Part of Lot 31, Concession VI

Schedule “A” to By-Law No. 1818 shall be amended by rezoning the affected lands to “Extractive Industrial (Pits and Quarries) (M2)”.

By-Law No. 2114

15. M2, Part of Lots 24 & 25, Concession VII

Schedule “A” to By-Law No. 1818 shall be amended by rezoning the affected lands to “Extractive Industrial (Pits and Quarries) (M2)”.

By-Law No. 2128

16. M2, Part of Lots 2 & 3, Concession VIII

Schedule “A” to By-Law No. 1818 shall be amended by rezoning the affected lands to “Extractive Industrial (Pits and Quarries) (M2)”.

By-Law No. 2370

SECTION 26 – DISPOSAL INDUSTRIAL (M3) ZONE

No person shall, within any Disposal Industrial (M3) Zone, use any lot or erect, alter or use any building or structure, except in accordance with the relevant provisions of this By-Law and the following:

PERMITTED USES	MINIMUM LOT REQUIREMENTS		MAXIMUM LOT COVERAG E %	MINIMUM YARDS				MINIMUM FLOOR AREA sq.m	MAXIMUM BLDG. HEIGHT m
	Frontage m	Area s		Front m	Interior Side M	Exterior Side m	Rear m		
waste disposal site	30	-	-	15	15	15	15	-	
scrap, salvage or wrecking yard		4							

Additional Provisions

1. Notwithstanding the above requirements, no waste disposal site shall be established or made within 800 metres of an existing or proposed residential or commercial use.
2. Notwithstanding the above yard requirements, no wrecking yard will be established or made within 300 metres of a residential or commercial use or closer than 800 metres to any natural drainage feature.
3. A fence or wall, a minimum of 2.5 metres in height and composed of opaque material, shall be provided around the area used or to be used for the storage of scrap, junk, automobile or other vehicles or machinery.
4. Where a waste disposal site abuts a road, a residential, commercial or institutional or open space use, a row of trees of sufficient height to create an effective visual screen shall be provided within the minimum required yard so abutting.
5. M3-1, Part of Lot 32, Concession X

Notwithstanding the provisions of Section 26 hereof to the contrary, the lands zoned “M3-1” in Part of Lot 32, Concession X, on Schedule “A” hereto shall only be used in accordance with the following use:

- a scrap, salvage or wrecking yard.

By-Law No. 2153

SECTION 27 – TENT AND TRAILER PARKS (TP) ZONE

No person shall, within any Tent & Trailer Parks (TP) Zone, use any lot or erect, alter or use any building or structure, except in accordance with the relevant provisions of this By-Law and the following:

PERMITTED USES	MINIMUM LOT REQUIREMENTS		MAXIMUM LOT COVERAGE %	MINIMUM YARDS				MINIMUM FLOOR AREA sq.m	MAXIMUM BLDG. HEIGHT m
	Frontage m	Area s		Front m	Interior Side M	Exterior Side m	Rear m		
campground tourist trailer park	50	1	-	10	10	10	10	-	11
administrative or rental office general storage compound convenience store laundromat service shop recreation centre park playground	45	0.4	50	8	8	8	10	-	11
accessory dwelling	As defined by Section 9.31 of this By-Law and in accordance with the provisions of Section 10.11 of this By-Law.								

Additional Provisions

1. Each campsite shall be a minimum of 150 square metres in area and have a minimum frontage of 8 metres.
2. Where a Tent and Trailer Park use abuts a residential use, a planting strip shall be provided where the uses so abut in accordance with the provisions of Section 10.19 of this By-Law.

SECTION 28 – PARKS AND OPEN SPACE (OS1) ZONE

No person shall, within any Parks and Open Space (OS1) Zone, use any lot or erect, alter or use any building or structure, except in accordance with the relevant provisions of this By-Law and the following:

PERMITTED USES	MINIMUM LOT REQUIREMENTS		MAXIMUM LOT COVERAG E %	MINIMUM YARDS				MINIMUM FLOOR AREA sq.m	MAXIMUM BLDG. HEIGHT m
	Frontage m	Area s		Front m	Interior Side M	Exterio r Side m	Rear m		
public park playground playing field bandstand cross-country skiing area	-								
swimming pool tennis, handball or squash court skating rink bowling green	30	-	-	10	10 ²	10	10 ²	-	11
arena golf course community centre	60								
accessory convenience store	-								
<p>NOTES</p> <p>1. Where an interior side yard and/or rear yard abuts a Residential use, then the strip of land immediately to the rear and/or interior side lot line shall be used as a planting strip in accordance with the provisions of Section 10.19 of this By-Law and no parking spaces shall be permitted within this area</p>									

Additional Provisions

1. Off-street parking shall be provided for all permitted uses, according to the provisions of Section 10.15 of this By-Law.
2. Loading spaces shall be provided in accordance with the provisions of Section 10.16 of this By-Law.
3. No open storage of goods or materials shall be permitted, except in accordance with the following provisions:
 - i) Every open storage use shall be accessory to the main use on the lot.
 - ii) Every open storage use shall be concealed from view from abutting streets and abutting uses by a fence, wall or similar structure.
4. Any exterior illumination shall be in accordance with the provisions of Section 10.20 of this By-Law.

5. OS1, Part of Lot 24, Concession V

Schedule “A” to By-Law No. 1818 shall be amended as follows:

- i) by rezoning the affected lands from “Neighbourhood Commercial – Special Exception (C1-1) to “Parks and Open Space (OS1)”.
- ii) by rezoning the affected lands from “Residential Restricted – Special Exception (R3-1)” to “Neighbourhood Commercial – Special Exception (C1-1)”.

By-Law No. 2270

6. OS1-1, Part of Lots 22, 23 and 24, Concession V

Notwithstanding the provisions of Section 28 hereof to the contrary, the lands zoned OS1-1 in Part of Lots 22, 23 and 24, Concession V on Schedule “A” hereto may only be used for a golf course and clubhouse.

By-Law No. 2226

7. OS1-1, Part of Lot 35, Concession I

Notwithstanding the provisions of Section 28 of this By-Law, the only permitted use for the lands located on Part of Lot 35, Concession I, and shown as being zoned OS1-1 on Schedule “A” to the By-Law shall be for private open space. The use permitted will be a private park. This use shall be in accordance with the zone requirements and additional provisions of Section 28 and the other relevant provisions of this By-Law.

By-Law No. 2058

By-Law No. 2078

SECTION 29 – CONSERVATION AND RECREATION (OS2) ZONE

No person shall within any Conservation and Recreation (OS2) Zone, use any lot or erect, alter or use any building or structure, except in accordance with the relevant provisions of this By-Law and the following:

PERMITTED USES	MINIMUM LOT REQUIREMENTS		MAXIMUM LOT COVERAGE %	MINIMUM YARDS				MINIMUM FLOOR AREA sq.m	MAXIMUM BLDG. HEIGHT m
	Frontage m	Area s		Front m	Interior Side M	Exterior Side m	Rear m		
farm forestry and conservation	According to the provisions of Section 19 of this By-Law.								
public park playground picnic area natural ice skating rink recreational trails	No buildings or structures shall be located closer than ten (10) metres to any lot line.								

Addition to table of recreational trails as permitted uses.

By-Law No. 1862

Deletion from table of cross-country skiing trails and nature trails as permitted uses.

Additional Provisions

1. Off-street parking shall be provided for all permitted uses, according to the provisions of Section 10.15 of this By-Law.
2. No open storage of goods or materials shall be permitted, except in accordance with the following provisions:
 - i) Every open storage use shall be accessory to the main use on the lot.
 - ii) Every open storage use shall be concealed from view from abutting streets and abutting uses by a fence, wall or similar structure.
3. Any exterior illumination shall be in accordance with the provisions of Section 10.20 of this By-Law.

4. OS2, Lot 1, Concession V
 Lots 20 & 21, Concession VI
 Lot 23, Concession III
 Lot 31, 35, 36 & 37, Concession I & II
 Lots 27 & 28, Concession VI
 Lots 1 & 2, Concession IX & X
 Lots 1-9, Concession VIII
 Lots 13-21, Concession VIII
 Lots 23 & 24, Concession IX

Schedule "A" of By-Law No. 1818 is hereby amended by changing to a Conservation and Recreation (OS2) Zone the lands shown as "CHANGE TO CONSERVATION AND RECREATION (OS2) ZONE" on Schedule "B", Schedule "C", Schedule "D", Schedule "E", Schedule "G", Schedule "H" and Schedule "I" attached hereto.

By-Law No. 1849

5. A2, Part of Lot 1 Concession V
 OS2, Part of Lots 1 & 2, Concession V

Schedule "A" of By-Law No. 1818 is hereby amended by changing to a General Rural (A2) Zone and a Conservation and Recreation (OS2) Zone the lands shown as "CHANGE TO GENERAL RURAL (A2)" and "CHANGE TO CONSERVATION AND RECREATION (OS2) ZONE" on Schedule "A" attached hereto.

By-Law No. 1852

SECTION 30 – HAZARD LAND (OS3) ZONE

No person shall, within any Hazard Land (OS3) Zone, use any lot or erect, alter or use any building or structure except in accordance with the relevant provisions of this By-Law and the following:

PERMITTED USES	MINIMUM LOT REQUIREMENTS		MAXIMUM LOT COVERAG E %	MINIMUM YARDS				MINIMUM FLOOR AREA sq.m	MAXIMUM BLDG. HEIGHT m
	Frontage m	Area s		Front m	Interior Side M	Exterior Side m	Rear m		
farm conservation and forestation outdoor recreation public park	-								
<u>NOTES:</u>									
1) In any Hazard Land (OS3) Zone, farm shall mean land used for the growing of agricultural products such as trees, grain, vegetables or fruit crops, the grazing or pasteurizing of livestock or dairying but does not include a farm residence nor other residential uses directly related to the farm operation nor accessory buildings which support the farm operation.									

Additional Provisions

1. No building or structures shall be permitted in any Hazard Land (OS3) Zone except for buildings or structures intended for flood or erosion control.
2. OS3, Part of Lot 25, Concession III

Schedule “A” of By-Law No. 1818 is hereby amended by changing to a General Rural (A2) Zone and a Hazard Land (OS3) Zone the lands shown as “CHANGE TO GENERAL RURAL (A2) ZONE” and “CHANGE TO HAZARD LAND (OS3) ZONE” on Schedule “A” attached hereto.

By-Law No. 1856

SECTION 30 A – INSTITUTIONAL (I) ZONE

No person shall within an Institutional (I) Zone, use any lot or erect, alter or use any building or structure except in accordance with the provisions of this By-Law and the following:

Permitted Uses

a) Residential Uses

an accessory dwelling house

b) Non-Residential Uses

school
 church and other religious institutions
 clinic
 community centre
 library
 public authority
 public use
 parking lot
 cemetery

Yard Requirements (minimum)

- | | | |
|------|---|----------------------|
| i) | Lot Area: | |
| | • accessory dwelling house | 2,050 m ² |
| | • other uses | 4,000 m ² |
| ii) | Lot Frontage: | 45 metres |
| iii) | Front Yard Depth | 9 metres |
| iv) | Rear Yard Depth | 10 metres |
| v) | Exterior Side Yard | 9 metres |
| vi) | Interior Side Yard | 8 metres |
| vii) | Where an interior side yard and/or rear abuts a residential use, then the strip of land immediately adjacent to the rear and/or interior side lot line shall be used as a planting strip in accordance with the provisions of Subsection 10.19 of this By-Law and no parking spaces shall be permitted within the area. | |

- viii) Maximum Lot Coverage: 50%
- ix) Maximum Building Height 15 metres
- x) Dwelling Unit Area (minimum)

As defined by Section 9.31 of this By-Law and in accordance with the provisions of Section 10.11 of this By-Law.

Additional Provisions

1. Off-street parking shall be provided for all permitted uses in accordance with the provisions of Subsection 10.15 of this By-Law.
2. Loading spaces shall be provided in accordance with the provisions of Subsection 10.16 of this By-Law.
3. No open storage of goods or materials shall be permitted.
4. Exterior illumination shall be in accordance with the provisions of Subsection 10.20 of this By-Law.
5. I-1, Part of Lots 34 & 35, Concession I

By Law No. 1986

SECTION 31 – ADMINISTRATION

31.1 ZONING ADMINISTRATION

This By-Law shall be administered by a person designated as Zoning Administrator by the Corporation from time to time.

31.2 BUILDING AND OTHER PERMITS

Notwithstanding the provisions of the Corporation's Building By-Law or any other By-Laws of the Corporation, no building permit or occupancy permit shall be issued where the proposed building, structure or use would be in violation of any of the provisions of this By-Law.

31.3 APPLICATION FOR BUILDING AND ENTRANCE PERMITS

In addition to all the requirements of the Corporation's Building By-Law or any other By-Law or any other By-Laws of the Corporation, every application for a building permit shall be accompanied by a copy of the deed for the property and a plan in triplicate, two copies of which shall be retained by the Chief Building Official, drawn to scale and showing the following:

- a) the true dimensions of the lot to be built upon or otherwise used;
- b) the proposed location, height and dimensions of building, structure or use proposed for such lot;
- c) the proposed location and dimensions of yards, landscaped open space and off-street parking facilities required by the By-Law;
- d) the location of all existing buildings or structures on the lot shown on the plan; and
- e) a statement signed by the owner, disclosing the exact use proposed for each aforesaid building, structure or use and giving all information necessary to determine if such proposed or existing building, structure or use conforms to the requirements of this By-Law.

An entrance permit is required from the Corporation for each new ingress and/or egress from a Township road.

31.4 CERTIFICATE OF OCCUPANCY

No land shall be used or occupied and no structure which has been erected or altered shall be used or changed in use until a Certificate of Occupancy has been issued by the Chief Building Official, stating that the structure of the proposed use thereof complies with the provisions of this By-Law.

31.5 INSPECTION

The Zoning Administrator, Chief Building Official or any officer or employee of the Corporation, acting under the direction of the Council, is hereby authorized to enter, at all reasonable hours, upon any property or premise for the purpose of carrying out his duties under this By-Law.

31.6 VIOLATION AND PENALTIES

Every person who uses any lot, or erects or uses any building or structure or any part of any lot, building or structure in a manner contrary to any requirement 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 violation, shall be guilty of an offence and, upon conviction thereafter, shall forfeit and pay a penalty not exceeding One Thousand Dollars (\$1,000.00), exclusive of costs for each such offence, and every such penalty shall be recoverable under the Municipal Act and The Summary Convictions Act. For the purpose of this By-Law, each day violation constitutes a separate offence.

31.7 REMEDIES

In case any building or structure is to be erected, altered, reconstructed, extended or part thereof is to be used, or any lot is to be used, in contravention of any requirement of this By-Law, such contravention may be restrained by action at the instance of any ratepayer or of the Corporation, pursuant to the provisions of The Planning Act or The Municipal Act in that behalf.

31.8 VALIDITY

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

31.9 CONFLICTING BY-LAWS

In their interpretation and application, the provisions of this By-Law shall be held to be the minimum requirements adopted for the promotion of public health, safety, convenience or general welfare. Whenever the requirements of this By-Law are at variance with the requirements of any other By-Law, the most restrictive, or the By-Law imposing the higher standards, shall govern and apply. Nothing in this By-Law shall be construed to exempt any person from complying with the requirements of any By-Law of the Corporation or from any law of the Province of Ontario or of Canada.

31.10 BY-LAW REPEAL

Restricted Area (Zoning) By-Law No. 1404, as amended, applicable to the whole area of the Township of Augusta, is hereby repealed and such repeal shall come into effect upon the date this By-Law comes into force.

SECTION 32 – APPROVAL

THIS BY-LAW shall become effective on the date hereof, subject to receiving the approval of The Ontario Municipal Board.

THIS BY-LAW given its first and second reading this 1st day of December, A.D. 1980.

THIS BY-LAW read a third time and finally passed this 1st day of December A.D. 1980.

(SEAL)

“C.R. Bradley”
REEVE

“R.N. Gilmour”
CLERK-TREASURER

LIST OF SCHEDULES

Schedule A	-	Zone Map
Schedule B	-	Imperial Unit Conversion Chart for Metric Units used in the Township of Augusta of Augusta Restricted Area (Zoning) By-Law

Schedule B is for the purpose of clarification and convenience only and does not form part of this By-Law.

SCHEDULE B

Imperial unit Conversion Chart for Metric Units used in the Township of Augusta
 Restricted Area (Zoning) By-Law

FOR REFERENCE ONLY

<u>Metric Unit</u>	<u>Approximate Imperial Unit</u>
0.5 metre	2.0 feet
1.0 metre	3.0 feet
1.5 metre	5.0 feet
2.0 metres	7.0 feet
2.5 metres	8.5 feet
3.0 metres	10.0 feet
3.5 metres	12.0 feet
4.0 metres	13.0 feet
4.5 metres	15.0 feet
5.0 metres	17.0 feet
6.0 metres	20.0 feet
8.0 metres	26.0 feet
9.0 metres	30.0 feet
10.0 metres	33.0 feet
11.0 metres	36.0 feet
12.0 metres	40.0 feet
13.0 metres	43.0 feet
14.0 metres	46.0 feet
15.0 metres	50.0 feet
16.0 metres	55.0 feet
18.0 metres	60.0 feet
20.0 metres	66.0 feet
30.0 metres	100.0 feet
45.0 metres	150.0 feet
46.0 metres	153.0 feet
50.0 metres	165.0 feet
60.0 metres	200.0 feet
75.0 metres	250.0 feet
90.0 metres	300.0 feet
120.00 metres	400.0 feet
150.0 metres	500.0 feet
215.0 metres	700.0 feet
300.0 metres	1,000.0 feet
800.0 metres	2,000.0 feet

SCHEDULE B, CONTINUED

FOR REFERENCE ONLY

<u>Metric Unit</u>	<u>Approximate Imperial Unit</u>
0.5 square metre	5.5 square feet
1.0 square metre	11.0 square feet
8.0 square metre	85.0 square feet
9.0 square metre	100.0 square feet
10.0 square metre	108.0 square feet
20.0 square metre	215.0 square feet
25.0 square metre	270.0 square feet
30.0 square metre	320.0 square feet
45.0 square metre	500.0 square feet
55.0 square metre	600.0 square feet
65.0 square metre	700.0 square feet
70.0 square metre	750.0 square feet
80.0 square metre	860.0 square feet
93.0 square metre	1,000.0 square feet
100.0 square metre	1,100.0 square feet
110.0 square metre	1,200.0 square feet
120.0 square metre	1,300.0 square feet
130.0 square metre	1,400.0 square feet
180.0 square metre	1,955.0 square feet
200.0 square metre	2,200.0 square feet
375.0 square metre	4,000.0 square feet
1,000.0 square metre	1,000.0 square feet
1,400.0 square metre	15,000.0 square feet
1,850.0 square metre	20,000.0 square feet
2,000.0 square metre	22,500.0 square feet (0.5 acre)
4,000.0 square metre	43,560.0 square feet (1.0 acre)
8,000.0 square metre	87,120.0 square feet (2.0 acres)
1.0 hectare	2.5 acres
2.0 hectares	5.0 acres
4.0 hectares	10.0 acres
10.0 hectares	25.0 acres
17.0 hectares	44.0 acres
20.0 hectares	50.0 acres
40.0 hectares	100.0 acres
3.5 cubic metres	94.5 cubic feet
10 units per hectare	4 units per acre

