

See Back Page
for Amendments.



Amended by -
60-2003,
38-2004, 47-2004,
48-2004, 58-2004,
59-2004.

ZONING BY-LAW NO. 22-90 of the CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 22-90 OF THE CORPORATION OF THE TOWN OF ORANGEVILLE

WHEREAS a new Official Plan has been approved for the Town of Orangeville;

AND WHEREAS the Town desires to enact a new comprehensive Zoning By-law to implement the Official Plan for the Town of Orangeville

NOW THEREFORE the Council of the Corporation of the Town of Orangeville enacts as follows:

SECTION 1 - TITLE

1.1

This By-law shall be known as the "Zoning By-law" of the Corporation of the Town of Orangeville.

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SECTION 2 - DEFINITIONS

IN THIS BY-LAW:

2.1

"ACCESSORY BUILDING" means an attached or detached building located on the same lot as the main building, the use of which is incidental or secondary to that of the main building, and which is not used for human habitation and includes a private garage, a tool shed, a greenhouse or a storage building.

2.2

"ACCESSORY USE" means a use of land or a structure which is incidental and subordinate to the principal user of such land or structure.

2.3

"AMUSEMENT ARCADE" means a centre having coin-operated games.

2.4

"ARENA" means a building used for public entertainment, recreation, and sport events.

2.5

"ART GALLERY" means a private or public room or building devoted to the exhibition of works of art and may include the sale of such works of art.

2.6

"ART OR PHOTOGRAPHIC STUDIO" means an establishment used for the study of an art such as dancing, singing, acting, modelling or the work place and retail shop of an artist, sculptor or photographer or an establishment used for the making or transmission of motion pictures, radio or television programs.

2.7

"AUDITORIUM OR PLACE OF ASSEMBLY" means a building or structure, or part thereof, where facilities are provided for athletic, civic, education, recreational, political, religious or social events, including, but not so as to limit the generality of the foregoing, an arena, a curling rink, a museum, a community centre, a bowling alley, a recreation centre, an assembly hall, a pool hall or billiards parlour, a gymnasium, a stadium, a cinema, a theatre and playhouse.

2.8

"AUTO BODY SHOP" means a building used as a motor vehicle repair shop but does not include a car wash.

2.9

"AUTOMOTIVE PARTS STORE" means an establishment engaged in the sale of automobile parts and accessories and does not include the repair of automobiles.

2.10

"AUTOMOBILE SERVICE STATION" means a building where gasoline, oil, grease, antifreeze, new parts and new accessories for motor vehicles are stored or kept for sale, or where motor vehicles may be oiled, greased or washed or where minor repairs essential to the actual operation of motor vehicles are performed but does not include a car wash, a public garage, auto body or a public garage mechanical.

2.11

"BASEMENT" means that portion of a building which is partly below grade but which has at least one-half of its height, from floor to ceiling, above finished grade.

2.12

"BOARDING HOUSE" means any dwelling unit or building in which lodging with or without meals is supplied for hire or gain to any person other than a member of the family of the

owner, lessee or licensee and includes a rooming house but does not include a home for the aged, hospital, hotel, motel, multiple dwelling building, nursing home, tourist home or group home.

2.13

"BUILDING" means any structure or part of a structure other than a fence, sign, trailer, mobile home or vehicle.

2.14

"BUILDING LINE" means any line regulating the position of a building or other structure on a lot or parcel of land.

2.15

"BUSINESS OR PROFESSIONAL OFFICE" means a building in which a business is conducted or a profession is practised and includes a medical clinic.

2.16

"CAMPGROUND" means a public or privately operated facility catering to short-term guests, but not year-round residents, whose accommodation is a tent, trailer, or other recreational vehicle, and such a facility may include an office, variety store catering to guests, picnic shelters, laundry room, games room, swimming area and other outdoor recreational facilities.

2.17

"CARPORT" means a roofed parking area which is not fully enclosed by walls, doors or windows.

2.18

"CAR WASH, AUTOMATIC" means a facility for washing automobiles, using production line methods with a blower, steam cleaning device, power spray or other mechanical device wholly enclosed within a building.

2.19

"CAR WASH, SELF-SERVE" means a facility for washing automobiles, using hand labour methods with power spray and perhaps various coin-operated machines dispensing various accessories.

2.20

"CATERER'S ESTABLISHMENT" means an establishment in which food and beverages are prepared for consumption off the premises and are not served to customers on the premises or to take out, but does not include a food services establishment.

2.21

"CELLAR" means that part of a building which is partly or entirely below grade, which has less than one-half its height, from floor to ceiling, above finished grade.

2.22

"CENTRAL BUSINESS DISTRICT" means the lands within the Corporation shown as the Central Business District on Schedule "A".

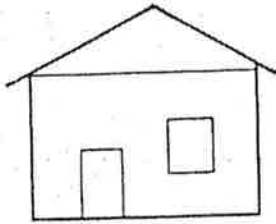
2.23

"CONTRACTOR OR TRADESMAN ESTABLISHMENT" means a service in which manual or mechanical skills are used to install, maintain or repair goods, equipment or real property.

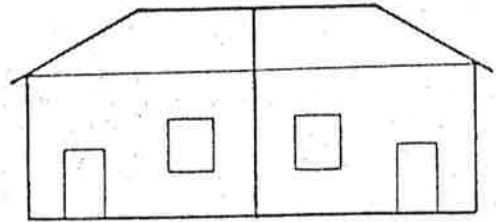
2.24

"CONSTRUCTION TRAILER" means a temporary trailer set up on a construction site for the purposes of an office or lunch room.

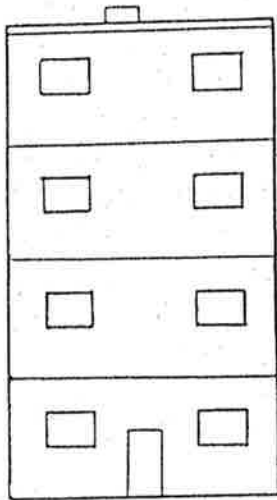
FIGURE 2.1 TYPICAL DWELLING TYPES



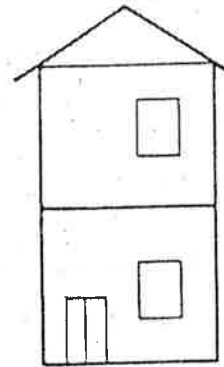
SINGLE DETACHED
DWELLING (ONE UNIT)



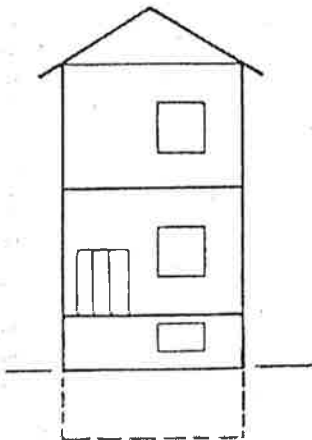
SEMI-DETACHED
DWELLING (2 DWELLING UNITS)



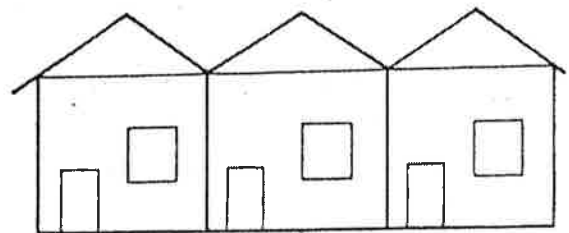
MULTIPLE DWELLING
(4 OR MORE UNITS)



DUPLEX DWELLING
(2 UNITS)



TRIPLEX DWELLING
(3 UNITS)



ROWHOUSE DWELLING
(3 OR MORE UNITS)

THE ABOVE ILLUSTRATIONS
ARE FOR CLARIFICATION AND
CONVENIENCE AND DO NOT
FORM PART OF THIS BY-LAW

2.25

"CORPORATION" means the Corporation of the Town of Orangeville.

2.26

"CRISIS CARE CENTRE" means a non-profit institutional establishment providing counselling, assistance and temporary emergency shelter for the victims of a domestic or marital conflict or physical assault.

2.27

"DENSITY" means the ratio of dwelling units to one net hectare of lot area. Lot area for the purposes of density consists of all land holdings under individual ownership affected by the provisions of a particular zone.

2.28

"DRIVE-IN THEATRE" means a theatre consisting of a screen or screens and parking area where the public is able to view projected movies from a private automobile and includes accessory structures for ticket sales, concession stand, offices, projection room and washrooms.

2.29

"DRY CLEANING OR LAUNDRY ESTABLISHMENT" means a building where dry cleaning, cleaning or pressing of articles of clothing is carried on, and:

(i) in which only non-inflammable solvents are or can be used which emit no odours or fumes; and

(ii) in which no noise or vibration causes a nuisance or inconvenience within or without the premises.

2.30

"DWELLING, SINGLE DETACHED" means a free-standing building containing only one dwelling unit.

2.31

"DWELLING, SEMI-DETACHED" means a free-standing building that is divided vertically into two dwelling units each of which has two independent entrances.

2.32

"DWELLING, DUPLEX" means a free-standing building that is divided horizontally into two dwelling units, each of which has an independent entrance.

2.33

"DWELLING, TRIPLEX" means a free-standing building that is divided horizontally into three dwelling units to which access is provided by a common entrance at street level or each of which has an independent entrance.

2.34

"DWELLING, ROW HOUSE" means a free-standing building containing three or more dwelling units having a common wall between each two adjacent dwelling units having at least two private entrances.

2.35

"DWELLING, MULTIPLE" means a free-standing building which contains four or more dwelling units to which access is provided by a common entrance at street level and common corridors, stairs or elevators but does not include a row house dwelling.

2.36

"DWELLING HOUSE, CONVERTED" means a free-standing building existing on the date of the passing of this By-law which is hereafter enlarged, altered or changed so as to provide more dwelling units than the number contained therein on the date of the passing of this By-law.

2.37

"DWELLING, SPLIT LEVEL" means a free-standing

building in which the first floor above the finished grade is constructed so as to create two or more different levels with the vertical distance between such levels being less than a full storey and for the purpose of this By-law, a split-level dwelling shall be considered as a one storey building.

2.38

"DWELLING UNIT" means two or more habitable rooms within a building in which sanitary facilities and a separate kitchen are provided and having a private entrance from outside the building or from a common hallway or stairway inside the building.

2.39

"FABRICATING, PROCESSING OR MANUFACTURING ESTABLISHMENT" means the production, compounding, processing, packaging, crating, bottling, packing, or assembling of raw or semi-processed goods or materials.

2.40

"FAIRGROUND" means a place where outdoor fairs, shows, displays, exhibitions, sporting events, bingo, horse racing, and other general assembly types of uses and a private day nursery facility are permitted.

2.41

"FARM" means land or buildings used for growing or storing trees, grain, vegetables, fruit crops or any other agricultural crops and dairying, grazing, pasturing or housing of livestock and includes a farm dwelling and accessory buildings.

2.42

"FARM IMPLEMENT OUTLET" means an establishment devoted to the sale of farm machinery and accessories.

2.43

"FLOOR AREA" means the total floor area of all storeys, or half storeys contained within the exterior faces of the exterior walls of a building, but excluding any private garage, carport, storage area, breezeway, porch, verandah, attic, basement or cellar.

2.44

"FLOOR AREA, GROUND" means the maximum horizontal projected exterior area of a building, including covered porches, but exclusive of cornices, steps and terraces and may include the area of an attached garage provided that living area equal to the garage is provided in an additional storey or half storey over the garage.

2.45

"FUEL STORAGE" means the bulk storage of petroleum, gasoline, fuel, oil, gas or inflammable liquid or fluid but does not include a container for inflammable liquid or fluid lawfully kept in a store.

2.46

"GAS BAR" means one or more gasoline pumps for the sale of gasoline and related products for motor vehicles, together with the necessary pump islands, light standards, kiosk, concrete aprons, canopy, storage tanks and related facilities required for the dispensing of gasoline.

2.47

"GOLF COURSE" means a public or private area operated for the purpose of playing golf and includes a par 3 golf course and may include driving ranges, miniature courses and similar uses operated for commercial purposes.

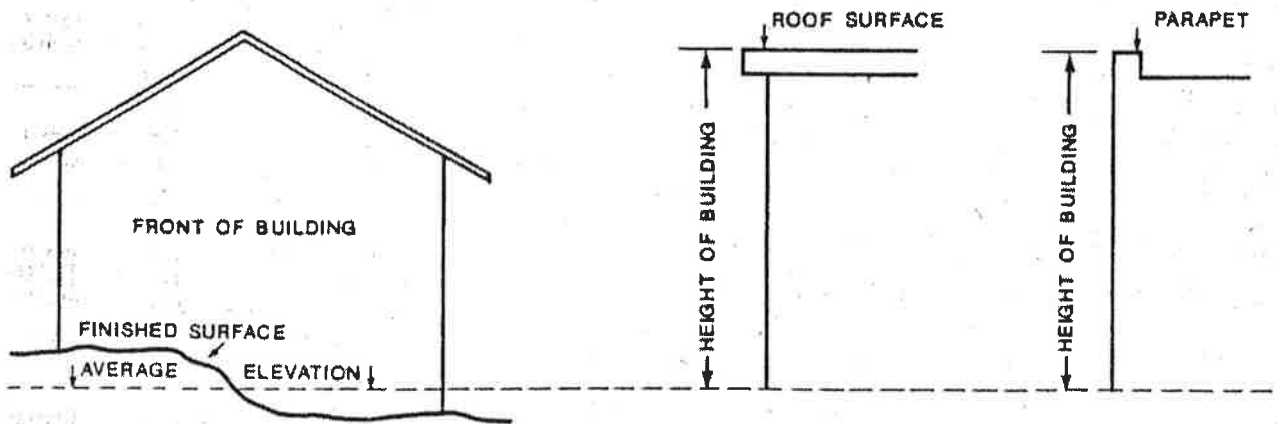
2.48

"GRADE" means:

(i) when used with reference to a building or structure, the average elevation of the finished surface of the ground where it meets the exterior face of such building or structure, exclusive of any artificial embankment;

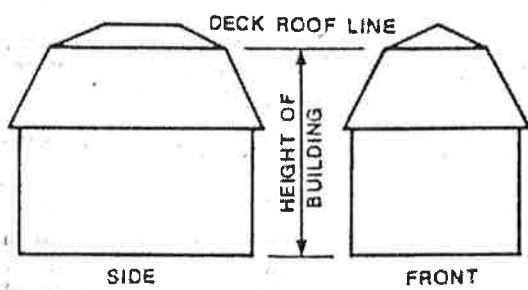
(ii) when used with reference to a street, road or highway, the elevation of the street, road or highway established by the Town of Orangeville or other designated authority.

FIGURE 2.2
 ILLUSTRATION OF TYPICAL BUILDING HEIGHTS

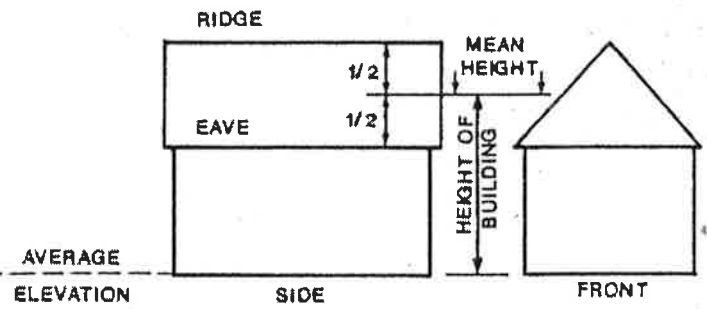


AVERAGE ELEVATION

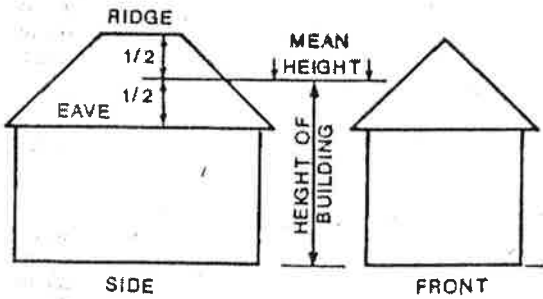
FLAT ROOF



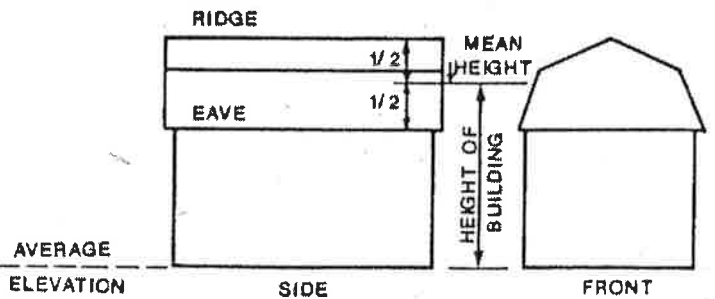
MANSARD ROOF



GABLE ROOF



HIP ROOF



GAMBREL ROOF

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 ARE FOR CLARIFICATION AND
 CONVENIENCE AND DO NOT
 FORM PART OF THIS BY-LAW

2.49

"GROUP HOME" means a single housekeeping unit in a residential dwelling in which a range of three to ten residents (excluding staff or the receiving family) live under supervision and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well being. The home is licensed or approved for funding under an Act of the Parliament of Canada or the Province of Ontario.

2.50

"GUEST ROOM" means a room or suite of rooms used or maintained for the accommodation of the public and which contain no facilities for cooking.

2.51

"HEIGHT" means when used with reference to a building, the vertical distance between the average elevation of the finished surface of the ground at the front of the building and in the case of

- a) a flat roof - the highest point of the roof surface or the parapet, whichever is the greater,
- b) a mansard roof - the deck roof line, and
- c) a gable, hip or gambrel roof - the mean height between the eaves and ridge.

2.52

"HOME OCCUPATION" means an occupation conducted entirely within a single detached dwelling by the resident. Permitted uses are limited to personal services and professional offices provided that;

- a) there shall be no external display or advertising other than a sign erected in accordance with all applicable laws;
- b) there shall be no external storage of goods, materials or equipment,
- c) it shall be secondary to the main residential use and shall not change the residential character of the dwelling or create or become a nuisance,
- d) not more than 25 per cent of the floor area of the dwelling shall be used for such use and no accessory building or other structure shall be used for such use,
- e) not less than 3 parking spaces shall be provided and maintained for such use, and
- f) there shall be no goods, wares or merchandise offered or exposed for rent or sale or sold in the dwelling or the lot upon which the dwelling is located.

2.53

"HOSPITAL, PRIVATE" means a hospital as defined in The Private Hospitals Act (R.S.O. 1980), Chapter 361, as amended from time to time, or a sanatorium as defined in The Private Sanatorium Act (R.S.O. 1980), Chapter 307, as amended from time to time.

2.54

"HOSPITAL, PUBLIC" means a hospital as defined in The Public Hospitals Act (R.S.O. 1980), Chapter 378, as amended from time to time.

2.55

"HOTEL OR MOTEL" means a building, a part of a building or a group of buildings used for the purpose of providing accommodation, with or without food or other refreshments, to the travelling public, including, but not so as to limit the generality of the foregoing, a motor court, auto court, motor hotel, tourist home and any hotel as defined in The Hotel Registration of Guests Act (R.S.O. 1980), Chapter 212, as amended from time to time, or any successors thereto.

2.56

"INDOOR PARTICIPANT RECREATION FACILITY" means an indoor business establishment which provides physical activities such as health spa, racquetball, bowling, billiards, and any other similar sporting activity but shall not include dance halls, bingo halls, pinball arcades, and adult entertainment parlours.

2.57

"INDUSTRIAL MALL" means a building or group of buildings held in single ownership or by participants in a condominium corporation or cooperative and divided into units for separate occupancy by different industrial uses for which common loading and parking facilities and other common services may be but are not necessarily provided.

2.58

"KENNEL" means an establishment where dogs or cats are housed, groomed, bred, boarded, trained or sold and which is licensed by the Corporation under The Municipal Act.

2.59

"LANE" means a public thoroughfare which provides a secondary means of access to abutting lots but does not include a street.

2.60

"LIBRARY, PUBLIC" means a library, branch library or distributing station under The Public Libraries Act, (R.S.O. 1980), Chapter 414, as amended from time to time, or any successor thereto.

2.61

"LOT" means a parcel or tract of land

- a) which is a lot shown on a Registered Plan of Subdivision provided that a Registered Plan of Subdivision for the purposes of this subsection does not include a Registered Plan of Subdivision which has been deemed not to be a Registered Plan of Subdivision under a by-law passed pursuant to The Planning Act, or
- b) which fronts on a public highway, is a separate parcel of land and no abutting land is owned by the same owner or owners on the date of the passing of this By-law, or
- c) the description of which is the same as in a conveyance for which consent has been granted pursuant to The Planning Act, or
- d) which is the remnant parcel remaining to an owner or owners after a conveyance has been made for which consent has been given pursuant to The Planning Act

2.62

"LOT AREA" means the horizontal area within the lot lines of a lot and for the purpose of calculating the lot area of a corner lot having a sight triangle or having street lines rounded at the corner with a radius of 20 feet or less, the lot area shall be calculated as if the lot lines were produced to their point of intersection.

2.63

"LOT, CORNER" means a lot situated at the intersection and abutting upon two or more streets provided that the angle of intersection of such streets is not more than 135 degrees.

2.64

"LOT, COVERAGE" means that part of the lot covered by a building or other structure including an accessory building or structure.

2.65

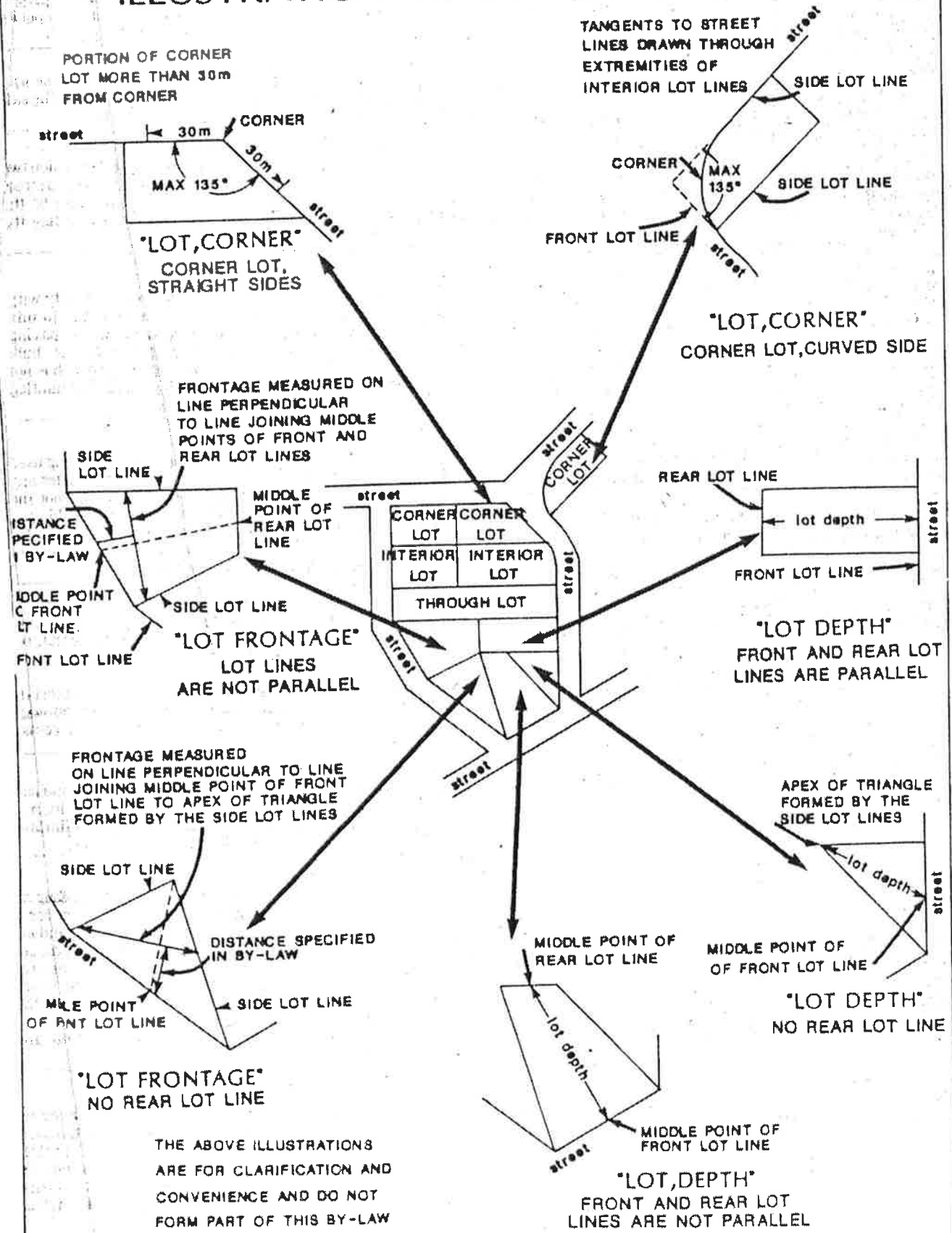
"LOT, DEPTH" means the horizontal distance between the front and rear lot lines and where such lot lines are not parallel lot depth shall be determined by measuring the length of a line joining the mid-points of the front and rear lot lines.

2.66

"LOT FRONTAGE" means the horizontal distance between the side lot lines measured along the front lot line but where the front lot line is not a straight line or where the side lot lines are not parallel, the lot frontage shall be determined by measuring a line equal to the minimum front yard required at a point to the rear of and parallel to the chord of the lot frontage. For the purpose of this section

- a) the chord of the lot frontage shall be a straight line joining

FIGURE 2.3 ILLUSTRATION OF LOT DEFINITIONS



the two points where the side lot lines intersect the front line, and
b) a sight triangle shall be considered part of the lot when determining the front lot line for the purpose of calculating the lot frontage.

2.67

"LOT LINE" means any boundary of a lot or the vertical projection thereof.

2.68

"LOT LINE, FRONT" means

- a) for an interior lot, the line dividing the lot from the street,
 - b) for a corner lot, the shorter lot line abutting a street, and
 - c) for a through lot the lot line where the principal access to the lot is provided,
- and for the purposes of this subsection a sight triangle shall be considered part of the lot.

2.69

"LOT LINE, REAR" means the lot line opposite the front lot line.

2.70

"LOT LINE, SIDE" means a lot line other than the front lot line or the rear lot line.

2.71

"LOT, THROUGH" means a lot bounded on two opposite sides by streets.

2.72

"LOADING SPACE" means an off-street space or berth located on the same lot as a permitted use and used for the parking of a commercial vehicle loading or unloading merchandise or materials pertinent to such permitted use.

2.73

"MACHINE SHOP" means a workshop in which work is machined to size and assembled.

2.74

"MEDICAL CLINIC" means a building used for medical, surgical, dental, physiotherapeutic, Chiropractic or other human health treatment but does not include a hospital.

2.75

"MOTOR VEHICLE SALES AND SERVICE ESTABLISHMENT" means premises where motor vehicles are stored or displayed for the purpose of sale or hire and shall include the storage and sale of automotive accessories together with the repair and service of the motor vehicle.

2.76

"NON-CONFORMING USE" means a use of land, a building or other structure which does not conform with the provisions of this By-law on the date of the passing of this By-law.

2.77

"NURSING HOME" means a building used for the care of elderly or chronically ill persons as defined by The Nursing Home Act.

2.78

"NURSERY SCHOOL" means a building or part thereof duly licensed by the Province of Ontario for use as a facility for the day-time care of children.

2.79

"OFFICE" means a place in which administrative, clerical or consulting services are conducted as the main use.

2.80

"PARKING AREA" means an area provided for the parking of vehicles and includes aisles, parking spaces and related ingress and egress lanes or a private garage, but does not include any part of a street.

2.81

"PARKING AISLE" means a portion of a parking area which abuts, on one or more sides, parking spaces to which it provides access, and which is not used for the parking of vehicles.

2.82

"PERSONAL SERVICE SHOP" means a building used to provide personal services or where the servicing or repairing of articles, goods or materials is conducted provided that no product is manufactured but does not include an animal hospital, an automobile service station, a business or professional office, a car wash, a clinic or medical centre, a public garage, (mechanical) or a public garage, (auto body).

2.83

"PHOTOFINISHING BUSINESS" means an enterprise with the main function of developing film and may include the sale of film, photographic equipment, and related items.

2.84

"POINT OF INTERSECTION" means the point at which two street lines abutting a corner lot intersect but if the two street lines meet in a curve the point of intersection shall be the point at which the productions of the two lines abutting the two streets intersect.

2.85

"PORTABLE ASPHALT PLANT" means (a) a facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material and includes stockpiling and storage of bulk materials used in the process; and (b) a facility which is not of permanent construction but is designed to be dismantled and moved to another location as required.

2.86

"PUBLIC GARAGE, MECHANICAL" means a building used for the mechanical repair or equipping of motor vehicles and where the sale of automotive fuels or lubricants is not the main use of the building or the land upon which the building is located and where the washing and cleaning of motor vehicles may be carried on but does not include a public garage auto body, a car wash or an automobile service station.

2.87

"PUBLIC STORAGE UNIT" means an indoor facility used for the purpose of storing goods such as household furniture.

2.88

"RECYCLING DEPOT" means a place where materials such as paper, metal and glass are delivered, stored, separated and processed in order to salvage and re-use material.

2.89

"RECREATIONAL VEHICLE" means a self-propelled vehicle capable of being used for the temporary living, sleeping or eating accommodation of persons. This definition may include a bus, motorhome, truck, van or trailer.

2.90

"RECREATION USE" means the use of land or a building or other structure or land and a building or other structure for a park, playground, tennis court, lawn bowling green, indoor skating rink, outdoor skating rink, athletic field, golf course, picnic area, swimming pool, day camp, community centre, campground for tents or trailers, snow skiing and other similar uses but does not include use of land for a track for the racing of animals, motor vehicles, snowmobiles or motorcycles and does not include erection, alteration or use of any building or other structure for a dwelling unit.

2.91

"RELIGIOUS INSTITUTION" means a building owned or occupied by a religious organization and dedicated exclusively to worship and related religious, social, education, charitable activities, with or without a church hall, a church auditorium, a convent or monastery, an office of a clergyman, a cemetery, a Sunday school, a parish hall or a parsonage as uses accessory thereto.

2.92

"RESTAURANT" means a building or part thereof where food is prepared and offered for retail sale to the public for immediate consumption either on or off the premises, but does not include a refreshment room or any building or part thereof where pre-packed foods or beverages requiring no further preparation before consumption are offered for sale.

2.93

"RETIREMENT HOME" means any building in which persons are harbored, received or lodged and where, in addition to sleeping accommodations and meals, nursing or similar care and treatment may be provided, but shall not include a hospital or nursing home.

2.94

"SALVAGE YARD" means land or a building used for a wrecking yard, the keeping or storing of used motor vehicles, farm implements, building products, waste paper, rags, bones, bottles, bicycles, tires metal scrap material or salvage or where the foregoing are bought, sold, exchanged, baled, packed disassembled, wrecked or dealt with in any other manner for further use.

2.95

"SATELLITE DISH" means an antenna intended for or capable of being used for receiving or collecting communication signals from a satellite.

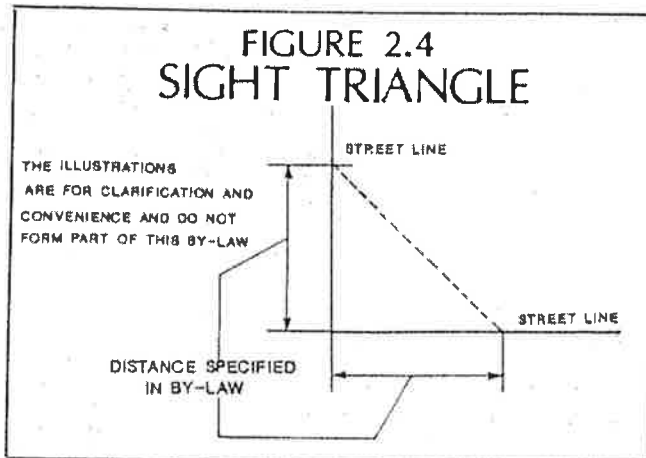
2.96

"SCHOOL" means a school under the jurisdiction of a Board as defined in the Education Act, (R.S.O. 2980), Chapter 129, as college, a university or any other educational establishment including, but not necessarily restricted to a nursery school or a boarding school having accessory dormitory facilities.

a) PUBLIC SCHOOL means a school under the jurisdiction of a public agency.

b) PRIVATE SCHOOL means a school, other than a public school or a commercial school, under the jurisdiction of a private non-profit board of trustees or governors, a religious organization or a charitable institution.

c) COMMERCIAL SCHOOL means a school operated by one or more persons for gain or profit.



2.97

"SIGHT TRIANGLE" means the triangular space formed by two intersecting street lines and a line drawn from a point in one street line to a point in the other street line, each such point being not more than 6.1 metres measured along the street line from the point of intersection of the street lines.

2.98

"STORE RETAIL" means a building where goods, wares, merchandise, substances or articles are offered or kept for sale at a retail value but does not include any other retail outlet defined in this By-law.

2.99

"STOREY" means that part of a building, other than the basement or cellar, which lies between the surface of the floor and the surface of the next floor above it, or if there is no floor above it, the space between such floor and the ceiling or roof above it.

2.100

"STOREY, ONE-HALF" means that part of a building situated wholly or in part within the roof and in which there is sufficient space to provide a height between the finished floor and the finished ceiling of at least 2.3 metres over a floor area equal to at least 50 percent of the area of the floor immediately below it.

2.101

"STREET" means a public highway or public road which divides the principal means of access to one or more abutting lots but does not include a lane, private right-of-way or unopened public highway allowance.

2.102

"STREET LINE" means the limit of a street and is the dividing line between a lot and a street.

2.103

"STRUCTURE" means anything constructed or erected, the use of which requires location on the ground, or attached to something having location on the ground.

2.104

"TOURIST HOME" means a building used as a home licensed under The Tourist Establishment Act.

2.105

"TRAILER" means any vehicle constructed so that it can be attached to a motor vehicle for the purpose of being drawn or propelled and capable of being used for the living, sleeping or eating accommodation of one or more persons, notwithstanding that such vehicle is packed-up or that its running gear is removed.

2.106

"TRUCK OR BUS STORAGE TERMINAL" means a building or lot where trucks, buses or transports are rented, leased, loaded or unloaded, kept for hire or stored or parked for remuneration or from which trucks, buses or transports are dispatched as common carriers or where goods are stored temporarily for further shipment.

2.107

"VIDEO FILM OUTLET" means an establishment where video cassette tapes are rented or sold and where equipment necessary for the viewing or recording of such tapes may be rented, and may also include the sale, rental or service of such equipment as televisions, stereos, computers or other similar electronic equipment.

2.108

"VARIETY STORE" means a retail store having a floor area of not more than 300 square metres wherein various convenience goods and items of day-to-day use or necessity are sold including, but not so as to limit the generality of the foregoing, food, beverages, pharmaceutical drugs, tobacco products and periodicals, are kept and offered for retail sale and includes the heating of food.

2.109

"VETERINARIAN CLINIC" means a building where health treatment is given by a veterinary surgeon to domestic animals, and birds but does not include a kennel.

2.110

"WAYSIDE PIT OR QUARRY" means a temporary pit or quarry opened and used by a public road authority solely for the purpose of a particular project or contract of road con-

struction and is not located on the road right-of-way.

2.111

"WELDING SHOP" means a workshop in which metals are welded.

2.112

"WHOLESALE ESTABLISHMENT" means a facility for the sale and distribution of goods or material for resale purposes only.

2.113

"YARD" means open, uncovered and unoccupied land appurtenant to a building or other structure.

2.114

"YARD, FRONT" means a yard extending the full width of a lot between the front lot line and the nearest part of any building or other structure on such lot and for the purpose of this subsection a sight triangle shall be considered as part of such lot. For the purposes of this definition a satellite dish antenna shall not be permitted within any front yard.

2.115

"YARD DEPTH, FRONT" means the least horizontal distance between the front lot line and the nearest part of any building or other structure or open storage use on such lot.

2.116

"YARD, REAR" means a yard extending the full width of the lot between the rear lot line and the nearest part of any building or other structure on such lot.

2.117

"YARD DEPTH, REAR" means the least horizontal distance between the rear lot line and the nearest part of any building or other structure on such lot.

2.118

"YARD REQUIRED" means the minimum yard required by this By-law.

2.119

"YARD, SIDE" means a yard extending from the front yard to the rear yard and from the side lot line to the nearest part of any building or other structure or open storage use on such lot.

2.120

"YARD SIDE, EXTERIOR" means a side yard immediately adjoining a street or adjoining a reservation of not more than 2 feet abutting a street and for the purpose of this subsection a sight triangle shall be considered part of the lot.

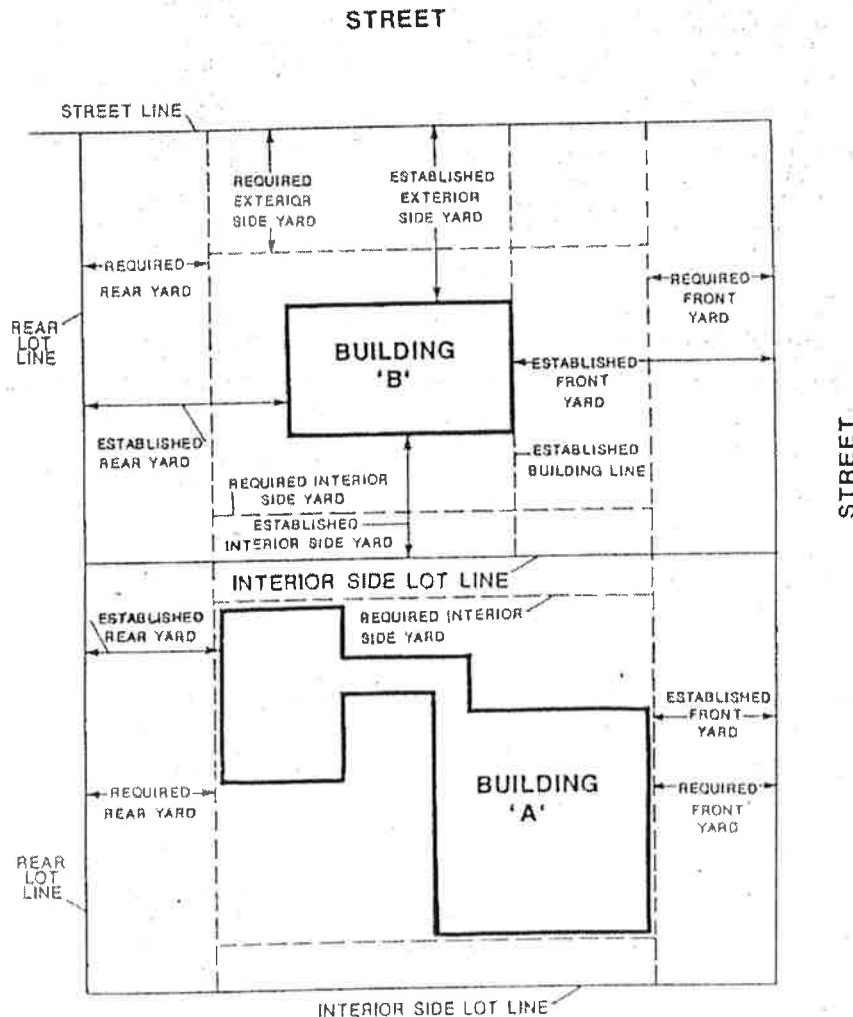
2.121

"YARD SIDE, INTERIOR" means a side yard other than an exterior side yard.

2.122

"YARD WIDTH, SIDE" means the least horizontal distance between a side lot line and the nearest part of any building or other structure or open storage use on such lot.

FIGURE 2.5
YARDS



THE ABOVE ILLUSTRATIONS ARE FOR CLARIFICATION AND CONVENIENCE AND DO NOT FORM PART OF THIS BY-LAW

SECTION 3 INTERPRETATION

3.1

In this By-law, unless the context requires otherwise the expression "use" or "to use" shall include anything done or permitted by the owner or occupant of any land, building or structure, directly or indirectly or by or for or with the knowledge and consent of such owner or occupant for the purpose of making use of the said land, building or structure.

3.2

In this By-law, unless the contrary intention appears, words importing the singular number or the masculine gender only shall include more persons, parties or things of the same kind than one, and females as well as males, and the converse.

3.3

In this By-law, the word "shall" shall be construed as always mandatory.

SECTION 4 ZONES

4.1

Classification Of Zones

For the purpose of this By-law the following Zones are established, and are shown on the Schedules to this By-law and may be referred to in this By-law by the following Zone Symbols:

Zone Symbol	Zone
ER	Estate Residential
R1	Residential, First Density
R2	Residential, Second Density
R3	Residential, Third Density
R4	Residential, Fourth Density
R5	Residential, Fifth Density
RM1	Multiple Residential Medium Density
RM2	Multiple Residential High Density
C1	General Commercial
C2	Neighbourhood Commercial
C3	Highway Commercial
C4	Convenience Commercial
C5	Restricted Commercial Residential
M1	General Industrial
OS1	Open Space-Recreation
OS2	Open Space-Conservation
INST	Institutional
D	Development

4.2

Zone Boundaries

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

- A boundary indicated as following a street or lane shall be the centre line of such street or lane.
- A boundary indicated as following a watercourse, creek, stream or the right-of-way of a railway or an electrical, gas or oil transmission line shall be the centre line of such watercourse, creek, stream or right-of-way.
- A boundary indicated as approximately following lot lines shown on a registered plan of subdivision or Township lot lines shall follow such lot lines.
- A boundary indicated as approximately parallel to an item referred to in clause a) or clause b) of this subsection where the distance is not indicated and where clause c) of this subsection is not applicable shall be deemed to be parallel to such item and the distance thereon shall be determined according to the scale shown on the Schedule on which the boundary is located.
- A boundary indicated as following the limits of the Corporation shall follow such limits.

SECTION 5 GENERAL PROVISIONS

Unless specifically exempted or regulated elsewhere in this By-law, the following regulations shall apply to all lands covered by this By-law:

5.1

Application of By-law

No person shall use land or erect, alter or use any building or other structure or any part thereof within the Corporation except in accordance with this By-law.

5.2

Accessory Uses and Buildings

Except as otherwise provided in this By-law,

- Where this By-law provides that land may be used or a building or other structure may be erected, altered or used for a use, that use shall include any accessory building or accessory use incidental thereto, and
- Any accessory building or other structure which is not part of the main building shall be erected to the rear of the front line of the main building, and shall not occupy more than 10 percent of the lot, exceed 4.27 metres in height, nor be closer than 1.2 metres to a side or rear lot line.
- Any accessory building which is a satellite dish shall not be located within the side yard of a residential property or within that portion of a residential property between the street line and the front wall of the main building on the site

and extending across the full width of the site or at an elevation higher than the main building on the lot on which the satellite dish is situated. A satellite dish shall comply with the zone requirements of the zone in which such building is located.

5.3

Building Repair and Reconstruction

Nothing in this By-law shall prevent the strengthening to a safe condition of a building or other structure or repair of minor damage to a building or other structure that is a non-conforming use, provided that,

- Such repair does not contravene this By-law because of a change in the height, size, volume or use of such building or other structure, and
- If the building is a dwelling house in a zone other than a residential zone, it complies with the requirements for an R4 Zone.

5.4

Corner Lot Requirements

Notwithstanding any other provisions contained in this By-law, no building or other structure shall be erected and no shrubs or foliage shall be planted or maintained on a corner lot within the triangular space, defined in this by-law as a "sight triangle", which obstructs the view of the driver of a vehicle on a street approaching an intersection.

5.5

Dwelling Unit Below Grade

No dwelling unit in a single detached dwelling or a semi-detached dwelling shall be located entirely within a cellar but a dwelling unit may be located entirely within a basement provided that at least one exterior wall of the basement is completely above the grade adjacent to that wall.

5.6

Dwelling Unit on Non-Residential land or in a Non-Residential Building

No person shall use any land or erect, alter or use any building or other structure for the purpose of a dwelling unit contained within a non-residential building on land zoned other than R1, R2, R3, R4, R5, RM1 or RM2 use except in accordance with the following provisions:

- 1) In a C1, C2, C3, or C4 Zone, one or more dwelling units shall be permitted on any storey, other than the basement or ground floor, provided that each such dwelling unit has
 - a) a minimum floor area of 42 square meters.
 - b) a separate washroom or bathroom and kitchen facility.
- c) an entrance separate from that provided for any non-residential user, and
- d) a separate parking space.

5.7

Excepted Lands, Building and Non-conforming Uses

Nothing in this By-law shall apply to prevent:
1) The alteration of a conforming or a lawful non-conforming building containing one or more dwelling units in a commercial zone on the date of the passing of this By-law, provided that the number of dwelling units is not increased and that such alteration does not contravene any of the provisions of this By-law for such use in an R4 Zone, and
2) The alteration of a conforming or a lawful non-conforming building containing one or more dwelling units existing on the date of the passing of this By-law having a ground floor area or dwelling unit area less than that required by this By-law, provided that such alteration does not contravene any other provision of this By-law.

5.8

Fences

Fences shall be a maximum of 1.8 meters in height in rear and side yards not including posts or caps. A maximum fence height of 0.9 meters shall be permitted in any front yard, but shall not be erected in the sight triangle.

5.9

Frontage on Street

No person shall erect any building or other structure in any zone unless the land upon which such building or other structure is to be erected fronts upon a street.

5.10

Height Exceptions

Notwithstanding the height provisions nothing in this By-law shall apply to prevent the erection of a church spire, belfry, clock tower, chimney, elevator enclosure, equipment penthouse, silo, water tank, windmill, radio, radar, television tower or antenna but shall not include a satellite dish.

5.11

Lane as a Yard

Where the rear lot line of a lot adjoins any portion of a lane, one-half of the width of that portion of such lane may be considered part of the lot for the purpose of computing the area of the lot or the depth of any rear yard required under this By-law.

5.12

Loading Space Regulation

1) When a building is constructed in a C1, C2, C3, C4 or M1 Zone or when an existing building in these zones is enlarged

by more than 30 per cent of its present ground floor area, the following off-street loading space and ingress and egress thereto and therefrom on the same lot shall be provided,

- a) driveway access having a minimum width of 6 metres to a street or lane.
 - b) 1 loading space for a floor area of 300 square metres to 2300 square metres,
 - c) 2 loading spaces for the floor area of 2300 square metres to 7500 square metres,
 - d) 1 additional loading space for each floor area increment of 9,000 square metres or part thereof over 7500 square metres.
- 2) Each loading space shall have a length of not less than 9 metres and a width of not less than 3.5 metres.

5.13

Parking Area Regulations

Parking spaces and areas are required under this By-law in accordance with the following provisions:

1a) Parking Space Requirements

The owner of every building or other structure, except in the Central Business District, erected or used for any of the uses hereinafter set forth shall provide and maintain for the sole use of the owner, occupant or other persons entering upon or making use of such building or other structure, the following parking spaces and areas:

TYPE OF BUILDING	MINIMUM PARKING REQUIRED
Building containing one dwelling unit.	1 parking space, or 1 garage or 1 carport.
Building containing two or more dwelling units.	1½ parking spaces for each dwelling unit.
Church, funeral home, auditorium, restaurant, banquet hall, theatre arena, private club or other or other place of assembly.	Where there are fixed seats, 1 parking space for every 5 seats or 10 feet of bench space and where there are no fixed seats, 1 parking space for each 9 square metres of floor area.
Hotel, Motel.	1 parking space for each suite or guest room and 1 parking space for each 9 square metres of floor area devoted to public use.
Medical clinic.	1 parking space for each 20 square metres of floor area.
Hospital	1½ parking spaces for each 3 beds.
Nursing Home	1 parking space for each 3 beds.
Variety store.	1 parking space for each 14 square metres of floor area.
Retail, office and other service establishments.	1 parking space for each 20 square metres of floor area.
Indoor Participant Recreation Facility	1 parking space for each 20 square metres of floor area
Elementary schools.	1 parking space for each teaching area.
Secondary schools.	2½ parking spaces for each teaching area and 1 bus loading area for each 2 teaching areas.
Industrial.	1 parking space for each 95 square metres of floor area to 1300 square metres and 1 parking space for each 460 square metres of floor area in excess of 1800 square metres including any basement area if used for industrial use.

Industrial Mall

Any use not included in this subsection.

1) (b) Within that area identified on Schedule A to this By-law as the "Central Business District", parking shall be required at a level of one half of that required in all other areas for all uses, except that additional dwelling units shall require 1 parking space for each new unit.

1) (c) The above parking standard in Section 1) (b) for the "Central Business District", shall only apply to new floor area and new additional dwelling units.

2) Parking Area Requirements

Parking areas shall conform with the following requirements.

a) The parking area shall be located on the same lot as the use it is intended to serve, except for those properties identified as being within the Central Business District on Schedule A hereto. Within the Central Business District parking may be provided in a location other than on the same lot that required such space provided that such parking is located within 120 metres of the said lot and is located within the same zone.

b) each parking space shall be at least 2.7 metres by 5.5 metres and shall be provided with unobstructed access to a street by a driveway, aisle or lane.

3) Parking Area Surface

In a Commercial or Industrial Zone no land shall be used as a parking area, a driveway connecting the parking area with a street or an off-street loading space unless it is paved with hot-mix asphalt or Portland cement concrete and graded or drained to ensure that surface water will not escape to adjacent lands.

4) Ingress and Egress

a) Ingress and egress, to and from the required parking spaces and areas shall be provided by means of unobstructed ramps at least 3.6 metres but not more than 9 metres in perpendicular width.

b) The maximum width of any joint ingress and egress ramp measured along the street line shall be 9 metres.

c) The minimum distance between any ramp and an intersection of street lines measured along the street line intersected by such ramp shall be 7.5 metres.

d) The minimum angle of intersection between a ramp and a street line shall be 60 degrees.

e) Every lot shall be limited to the following number of ramps.

(i) for the first 30 metres of frontage - not more than 2 ramps separated by a minimum of 9 metres.

(ii) for each additional 30 metres of frontage - not more than 1 additional ramp, separated from any other ramp to the same property by a minimum of 9 metres.

5) Addition to Building or Other Structure

When a building or other structure has insufficient parking area at the date of the passing of this By-law, no addition shall be erected and no alteration made to any such building or other structure or the use thereof which has the effect of increasing such deficiency.

6) Use of Parking Spaces and Areas

No area where off-street parking is permitted shall be used for any other purpose than the parking of vehicles used in conjunction with the permitted uses on the lot for which such parking is required. In a residential zone, no person shall park or store a vehicle, other than an automobile, motorcycle, motorized snow vehicle, recreational vehicle, boat or accessory trailer, or a truck having a maximum capacity of one ton.

7) Parking Area Location on Lot

a) Notwithstanding the yard and setback provisions of this By-law, uncovered surface parking areas in other than residential zones, shall be permitted in the required yard provided no part of any parking area other than the driveway shall be located within .9 metres of any street line.

1 parking space for each 45 square metres of floor area.

1 parking space for each 9 square metres of floor area.

b) In residential zone, no parking shall be permitted in the front yard required by this By-law except on a driveway having a width of not more than 6 metres.

5.14

Pits and Quarries

The making or establishment of pits and quarries is prohibited except for a wayside pit or quarry as defined herein.

5.15

Public Services

Notwithstanding anything else in this By-law, the Town (or any local board thereof as defined in the Department of Municipal Affairs Act), the County, CNCP Telecommunications, a transportation system owned or operated by or for the Town, any public telephone and/or utility company operating within the Town, any agency of the Federal or Provincial Government or an authorized contractor thereof, may, for the purpose of the public service, use any land or erect or use any building in any zone subject to the use or building being in compliance with the regulations prescribed for such zone or use and subject to there being no outdoor storage of goods, materials or equipment in any yard abutting a Residential Zone. Any buildings erected or used in a Residential Zone under the provisions of this Section shall be designed so as to intrude into the residential character of the area.

Nothing in this By-law shall prevent

a) the use of any land as a public park, playground, street, walkway, site for a statue, monument, cenotaph, fountain, or other memorial or ornamental structure, or

b) the installation of a watermain, sanitary sewer main, storm sewer main, gas main, pipeline or overhead or underground hydro and telephone line if the location has been approved by the corporation.

5.16

Special Uses Permitted

Notwithstanding any other provisions contained in this By-law, the following uses are permitted in all zones.

1) Temporary camps used in the construction of public works within the Corporation until such work is completed or otherwise terminated, and

2) A tool shed, scaffold or other building or structure in conjunction with the erection of a building within the Corporation until such work is completed or otherwise terminated.

3) Construction trailers.

4) A wayside pit or quarry.

5) A portable asphalt plant used for the purpose of a public service for a particular roads project or contract or road construction for the Municipality, County or Province.

5.17

Use for Hazardous Purpose

No land, building or other structure shall be used for a Commercial or Industrial use that is likely to create a public nuisance or danger to health or danger from fire or explosion except in accordance with the provisions or regulations under the Gasoline Handling Act.

5.18

Yard Encroachments

1) Ornamental Structure

Notwithstanding the provisions of this By-law, porches, bay windows, sills, chimneys, cornices, eaves, gutters, parapets, pilasters or other ornamental structures may encroach on any yard requirement to a maximum distance of .6 metres.

2) Accessory Structure

Notwithstanding the provisions of this By-law, drop awning, flag poles, garden trellises, fences, retaining walls, signs or similar accessory uses lawfully erected shall be permitted in any required yard.

3) Fire Escape

Notwithstanding the provisions of this By-law, unenclosed fire escaped fire escape and the structural members necessary for its support may encroach on any yard requirement to a maximum distance of 1.2 metres.

5.19

Regional Storm

Where a zone symbol is followed by the suffix "(F)" this denotes lands which are subject to flooding during Regional storm conditions. As such, any development of such lands requires the prior written approval of the Credit Valley Conservation Authority pursuant to Ontario Regulation 162-80, as amended (the fill, construction and alteration to Waterways Regulation).

5.20

Holding Zone

Where the zone symbol designating certain lands is followed by the letter "H" the lands have been placed in a "Holding" zone.

The Holding symbol "H" shall be removed at such time in the future when plans to fully service and develop the lands have been submitted and approved by the Town or such other conditions as deemed appropriate by the Town have been met. When the Holding symbol has been removed the land shall be developed according to the requirements of the zone used in conjunction with the Holding symbol.

**SECTION 6
ESTATE RESIDENTIAL (ER) ZONE**

In any Estate Residential (ER) Zone, no land shall be used and no building or structure shall be erected or used except in accordance with the following provisions:

6.1 Permitted Uses

- a single detached dwelling
- a home occupation
- a public park or playground

6.2 Regulations

- 1) Lot area (minimum) 3000 sq. metres
- on private wells and private sewage disposal

- on municipal water system and private sewage disposal 2200 sq. metres
- 2) Lot frontage (minimum) 30.0 metres
- 3) Front yard (minimum) 7.5 metres
- 4) Side yard (minimum) 4.0 metres
- 5) Rear yard (minimum) 8.0 metres
- 6) Building height (maximum) 9.2 metres
- 7) Coverage (maximum) 25%
- 8) Ground floor area
 - one storey 140 sq. metres
 - more than one storey 90 sq. metres

**SECTION 7
RESIDENTIAL FIRST DENSITY
(R1) ZONE**

In any Residential First Density (R1) Zone, no land shall be used and no building or structure shall be erected or used except in accordance with the following provisions:

7.1 Permitted Uses

- a single detached dwelling
- a home occupation
- a public park or playground

7.2 Regulations

- 1) Lot area (minimum) 720.0 square metres
- 2) Lot frontage (minimum)
 - interior lot 19.5 metres
 - corner lot 21.3 metres

- 3) Front yard (minimum) 6.0 metres
- 4) Exterior sideyard (minimum) 3.5 metres
- 5) Interior sideyard (minimum)
 - on the side of the dwelling having one storey 1.2 metres
 - on the side of the dwelling having more than one storey 1.8 metres
- 6) Rear yard (minimum) 4.5 metres
- 7) Building height (maximum) 9.2 metres
- 8) Coverage (maximum) 30%
- 9) Ground floor area (minimum)
 - one storey 130.0 square metres
 - two storey 70.0 square metres

**SECTION 8
RESIDENTIAL SECOND DENSITY
(R2) ZONE**

In any Residential Second Density (R2) Zone, no land shall be used and no building or structure shall be erected or used except in accordance with the following provisions:

8.1 Permitted Uses

- a single detached dwelling
- a public park or playground
- a home occupation

8.2 Regulations

- 1) Lot area (minimum) 464 square metres
- 2) Lot frontage (minimum)
 - interior lot 15.0 metres
 - corner lot 17.0 metres

- 3) Front yard (minimum) 6.0 metres
- 4) Exterior sideyard (minimum) 3.5 metres
- 5) Interior sideyard (minimum)
 - on the side of the dwelling having one storey 1.2 metres
 - on the side of the dwelling having more than one storey 1.5 metres
- 6) Rear yard (minimum) 4.5 metres
- 7) Building height (maximum) 9.2 metres
- 8) Coverage (maximum) 35%
- 9) Ground floor area (minimum)
 - one storey 110.0 square metres
 - two storey 65.0 square metres

SECTION 9 RESIDENTIAL THIRD DENSITY (R3) ZONE

In any Residential Third Density (R3) Zone, no land shall be used and no building or structure shall be erected or used except in accordance with the following provisions:

9.1 Permitted Uses

- a single detached dwelling
- a semi-detached dwelling
- a public park or playground
- a home occupation in a single detached dwelling
- a nursing home
- a retirement home

9.2 Regulations For Single Detached Dwellings

- | | |
|--------------------------------|-------------------|
| 1) Lot area (minimum) | 464 square metres |
| 2) Lot frontage (minimum) | |
| - interior lot | 15.0 metres |
| - corner lot | 17.0 metres |
| 3) Front yard (minimum) | 6.0 metres |
| 4) Exterior sideyard (minimum) | 3.5 metres |
| 5) Interior sideyard (minimum) | |
| - on the side of the dwelling | 1.2 metres |
| having one storey | |
| - on the side of the dwelling | 1.5 metres |
| having more than one storey | |
| 6) Rear yard (minimum) | 4.5 metres |
| 7) Building height (maximum) | 9.2 metres |

- | | |
|--------------------------------|--------------------|
| 8) Coverage (maximum) | 30% |
| 9) Ground floor area (minimum) | |
| - one storey | 90.0 square metres |
| - two storey | 55.0 square metres |

9.3 Regulations For Semi-Detached Dwellings

- | | |
|--------------------------------|---------------------------------------|
| 1) Lot area (minimum) | 275.0 square metres per dwelling unit |
| 2) Lot frontage (minimum) | |
| - interior lot | 9.1 metres per dwelling unit |
| - corner lot | 12.0 metres per dwelling unit |
| 3) Front yard (minimum) | 6.0 metres |
| 4) Exterior sideyard (minimum) | 3.5 metres |
| 5) Interior sideyard (minimum) | |
| - one storey | 1.2 metres |
| - more than one storey | 1.5 metres |
| 6) Rear yard (minimum) | 4.5 metres |
| 7) Building height (maximum) | 9.2 metres |
| 8) Coverage (maximum) | 30% |
| 9) Ground floor area (minimum) | |
| - one storey | 90.0 square metres per dwelling unit |
| - two storey | 55.0 square metres per dwelling unit |

9.4 Regulations for Nursing Homes

Refer to Regulations for the Institutional (INST) Zone.

SECTION 10 RESIDENTIAL FOURTH DENSITY (R4) ZONE

In any Residential Fourth Density (R4) Zone, no land shall be used and no building or structure shall be erected or used except in accordance with the following provisions:

10.1 Permitted Uses

- a single detached dwelling
- a semi-detached dwelling
- a public park or playground
- a home occupation
- a nursing home
- a home occupation in a single detached dwelling
- a retirement home

10.2 Regulations For Single Detached Dwellings

- | | |
|--------------------------------|-------------------------|
| 1) Lot area (minimum) | 350.0 square metres |
| 2) Lot frontage (minimum) | |
| - interior lot | 12.0 metres |
| - corner lot | 15.0 metres |
| 3) Front yard (minimum) | 6.0 metres |
| 4) Exterior sideyard (minimum) | 3.5 metres |
| 5) Interior sideyard (minimum) | 1.2 metres except where |
| a one storey garage abuts | |
| another one storey garage | |
| the minimum interior | |
| sideyard shall be .6 metres | |
| for the distance of the | |
| length of the garage | 1.5 metres |
| - on the side of the dwelling | |
| having more than one storey | |
| 6) Rear yard (minimum) | 4.5 metres |

- | | |
|--------------------------------|--------------------|
| 7) Building height (maximum) | 9.2 metres |
| 8) Coverage (maximum) | 40% |
| 9) Ground floor area (minimum) | |
| - one storey | 90.0 square metres |
| - two storey | 55.0 square metres |

10.3 Regulations For Semi-Detached Dwellings

- | | |
|--------------------------------|---------------------------------------|
| 1) Lot area (minimum) | 275.0 square metres per dwelling unit |
| 2) Lot frontage (minimum) | |
| - interior lot | 9.1 metres per dwelling unit |
| - corner lot | 12.0 metres per dwelling unit |
| 3) Front yard (minimum) | 6.0 metres |
| 4) Exterior sideyard (minimum) | 3.5 metres |
| 5) Interior sideyard (minimum) | |
| - one storey | 1.2 metres |
| - more than one storey | 1.5 metres |
| 6) Rear yard (minimum) | 4.5 metres |
| 7) Building height (maximum) | 9.2 metres |
| 8) Coverage (maximum) | 30% |
| 9) Ground floor area (minimum) | |
| - one storey | 90.0 square metres per dwelling unit |
| - two storey | 55.0 square metres per dwelling unit |

10.4 Regulations for Nursing Homes

Refer to Regulations for the Institutional (INST) Zone

SECTION 11 RESIDENTIAL, FIFTH DENSITY (R5) ZONE

In any Residential Fifth Density (R5) Zone, no land shall be used and no building or structure shall be erected or used except in accordance with the following provisions:

11.1 Permitted Uses

- a single detached dwelling
- a semi-detached dwelling
- a duplex dwelling
- a converted dwelling house containing not more than three dwelling units
- a triplex
- a row house dwelling
- a public park or playground
- a nursing home
- a home occupation in a single detached dwelling
- a retirement home

11.2 Regulations for Single Detached Dwellings

- | | |
|--|------------------|
| 1) Lot area (minimum) | 350.0 sq. metres |
| 2) Lot frontage (minimum) | |
| - interior lot | 12.0 metres |
| - corner lot | 15.0 metres |
| 3) Front yard (minimum) | 6.0 metres |
| 4) Exterior side yard (minimum) | 3.5 metres |
| 5) Interior side yard on the (minimum) | |
| side of the dwelling having one storey | 1.2 metres |
| on the side of the dwelling | |
| - having more than one storey | 1.5 metres |
| 6) Rear yard (minimum) | 4.5 metres |
| 7) Building height (maximum) | 9.2 metres |
| 8) Coverage (maximum) | 40% |
| 9) Ground floor area (minimum) | |
| - one storey | 90.0 sq. metres |
| - two storey | 55.0 sq. metres |

11.3 Regulations for Semi-Detached Dwellings

- | | |
|---------------------------|---------------------------------------|
| 1) Lot area (minimum) | 275.0 square metres per dwelling unit |
| 2) Lot frontage (minimum) | |
| - interior lot | 9.1 metres per dwelling unit |
| - corner lot | 12.0 metres per dwelling unit |
| 3) Front yard (minimum) | 6.0 metres |

- | | |
|---------------------------------|------------------------------------|
| 4) Exterior side yard (minimum) | 3.5 metres |
| 5) Interior side yard (minimum) | |
| - one storey | 1.2 metres |
| - more than one storey | 1.5 metres |
| 6) Rear yard (minimum) | 4.5 metres |
| 7) Building height (maximum) | 9.2 metres |
| 8) Coverage (maximum) | 30% |
| 9) Ground floor area (minimum) | |
| - one storey | 90 square metres per dwelling unit |
| - two storey | 55 square metres per dwelling unit |

11.4 Regulations for Row House Dwelling

- | | |
|---------------------------------|------------------------------------|
| 1) Lot area (minimum) | 10.0 sq. metres per dwelling unit |
| 2) Lot frontage (minimum) | 6 metres per dwelling unit |
| 3) Front yard (minimum) | 6 metres per dwelling unit |
| 4) Exterior side yard (minimum) | 6.0 metres |
| 5) Rear yard (minimum) | 4.5 metres |
| 6) Building height (maximum) | 9.2 metres |
| 7) Ground floor area (minimum) | |
| - one storey | 90.0 sqre metres per dwelling unit |
| - two storey | 55.0 sqre metres per dwelling unit |
| 8) Maximum density | units per hectare |

11.5 Regulations for Other Permitted Residential Uses

- | | |
|---------------------------------|--------------------------------------|
| 1) Lot area (minimum) | 613 sq metres per dwelling unit |
| 2) Lot frontage (minimum) | 18 metres |
| 3) Front yard (minimum) | 6 metres |
| 4) Exterior side yard (minimum) | 3 metres |
| 5) Rear yard (minimum) | 4 metres |
| 6) Building height (maximum) | 9.2 metres |
| 7) Unit area (minimum) | |
| - one bedroom | 41.0 square metres per dwelling unit |
| - each additional bedroom | 13.0 square metres per dwelling unit |

11.6 Regulations for a Nursing Home

Refer to Regulations for the Institutional (INST) Zone

SECTION 12 MULTIPLE RESIDENTIAL MEDIUM DENSITY (RM1) ZONE

In any Multiple Residential Medium Density (RM1) Zone, no land shall be used and no building or structure shall be erected or used except in accordance with the following provisions:

12.1 Permitted Uses

- a converted dwelling containing four or more dwelling units
- a row house dwelling
- a multiple dwelling
- a public park or playground

12.2

Regulations for Row House Dwelling Having Frontage to Individual Dwelling Units From a Public Street

- | | |
|---------------------------|---------------------------------------|
| 1) Lot area (minimum) | 180.0 square metres per dwelling unit |
| 2) Lot frontage (minimum) | 5.5 metres per dwelling unit |
| 3) Front yard (minimum) | 6.0 metres per dwelling unit |

Exterior side yard (minimum)	6.0 metres
Rear yard (minimum)	4.5 metres
Building height (maximum)	9.2 metres
Ground floor area (minimum)	
- one storey	90.0 square metres per dwelling unit
- two storey	55.0 square metres per dwelling unit

12.3 Regulations for other Permitted Residential Uses

1) Lot area (minimum)	500.0 sq. metres
2) Lot frontage (minimum)	20.0 metres
3) Front yard (minimum)	6.0 metres
4) Exterior side yard (minimum)	6.0 metres
5) Interior side yard (minimum)	½ the height of building
6) Rear yard (minimum)	10.0 metres
7) Building height (maximum)	14.0 metres
8) Maximum density	99 units per hectare

SECTION 13 MULTIPLE RESIDENTIAL HIGH DENSITY (RM2) ZONE

In any Multiple Residential High Density (RM2) Zone, no land shall be used and no building or structure shall be erected or used except in accordance with the following provisions:

13.1 Permitted Uses

- a converted dwelling house containing four or more dwelling units
- a row house dwelling
- a multiple dwelling
- a public park or playground

13.2

Regulations for Row House Dwellings Having Frontage to Individual Dwelling Units From a Public Street

1) Lot area (minimum)	180.0 square metres per dwelling unit
2) Lot frontage (minimum)	5.5 metres per dwelling unit
3) Front yard (minimum)	6.0 metres per dwelling unit

4) Exterior side yard (minimum)	6.0 metres
5) Rear yard (minimum)	4.5 metres
6) Building height (maximum)	9.2 metres
7) Ground floor area (minimum)	
- one storey	90.0 square metres per dwelling unit
- two storey	55.0 square metres per dwelling unit

13.3

Regulations for other Permitted Residential Uses

1) Lot area (minimum)	500.0 sq. metres
2) Lot frontage (minimum)	20.0 metres
3) Front yard (minimum)	6.0 metres
4) Exterior side yard (minimum)	6.0 metres
5) Interior side yard (minimum)	½ the height of building
6) Rear yard (minimum)	10.0 metres
7) Building height (maximum)	14.0 metres
8) Density (maximum)	124 units per hectare

SECTION 14 GENERAL COMMERCIAL (C1) ZONE

In any General Commercial (C1) Zone, no land shall be used and no building or structure shall be erected or used except in accordance with the following provisions:

14 Permitted Uses

- a dwelling unit or units on upper floors subject to the provisions of this By-law
- an auditorium or place of assembly
- a medical clinic
- a business or professional office
- a dealer or service shop for small self-propelled vehicles but not automobiles, trucks or trailers
- a dry cleaning or laundry establishment
- a financial establishment
- a restaurant
- a hotel or motel
- a parking area
- a publishing establishment
- a retail store
- a personal service shop
- a theatre other than a drive-in theatre
- an undertaking establishment
- a wholesale establishment
- a community centre, arena or municipal building

- a nursery school
- a library
- a nursing home
- a park or playground
- a religious institution
- a school
- a video film outlet
- a veterinarian clinic

14.2 Regulations

1) Lot area (minimum)	nil
2) Lot frontage (minimum)	nil
3) Front yard (minimum)	
- in Central Business District	nil
- in areas outside the Central Business District	6.0 metres
4) Exterior sideyard (minimum)	nil
5) Interior sideyard (minimum)	
- when abutting residential zone	4.5 metres
6) Rear yard (minimum)	7.5 metres
7) Building height (maximum)	23.0 metres
8) Coverage (maximum)	75%
9) Ground floor area (minimum)	55.0 square metres

SECTION 15 NEIGHBOURHOOD COMMERCIAL (C2) ZONE

In any Neighbourhood Commercial (C2) Zone, no land shall be used and no building or structure shall be erected or used except in accordance with the following provisions:

15.1 Permitted Uses

- a dwelling unit or units on upper floors
- an automobile service station
- a business or professional office
- a medical clinic
- a dry cleaning or laundry establishment
- a financial establishment
- a food store
- a hardware store
- a hotel or motel
- a nursery school
- an office
- a parking area
- a personal service shop

- a recreational establishment
- a restaurant
- a retail store
- a service establishment
- a video film outlet
- a veterinarian clinic

15.2 Regulations

1) Lot area (minimum)	4,000 sq. metres
2) Lot frontage (minimum)	30 metres
3) Front yard (minimum)	10 metres
4) Exterior side yard (minimum)	10 metres
5) Interior side yard (minimum)	5 metres
6) Rear yard (minimum)	7.5 metres
7) Building height (maximum)	23 metres
8) Maximum gross floor area for a retail outlet, other than foodstore and hardware store	1,958 sq. metres

SECTION 16 HIGHWAY COMMERCIAL (C3) ZONE

In any Highway Commercial (C3) Zone, no land shall be used and no building or structure shall be erected or used except in accordance with the following provisions:

16.1 Permitted Uses

- one or more dwelling units on upper floors in accordance with the provisions of this By-law
- an assembly hall
- an auto body shop
- an automobile tire store
- an automotive parts store
- an automobile service station
- a bowling alley
- a building supply outlet
- a car wash - automatic
- a car wash - self-serve
- a dry cleaning or laundry establishment
- a farm implement outlet
- a furniture store
- a gas bar
- a hotel or motel
- a motor vehicle sales and service establishment
- a parking area
- a public garage, mechanical
- a publishing establishment
- a real estate office
- a restaurant
- a truck or bus storage terminal
- a variety store
- an undertaking establishment
- a video film outlet
- a veterinarian clinic

16.2 Regulations for All Uses Except Automobile Service Station

1) Lot area (minimum)	500 sq. metres
2) Lot frontage (minimum)	
- interior lot	12.0 metres
- corner lot	15.0 metres
3) Front yard (minimum)	9.0 metres
4) Interior side yard (minimum)	$\frac{1}{2}$ building height, but not less than 4.5 metres when next to a Residential Zone
5) Rear yard (minimum)	7.5 metres
6) Building height (maximum)	23.0 metres
7) Coverage (maximum)	50%

16.3 Regulations for Automobile Service Stations

1) Lot area (minimum)	900 sq. metres
2) Lot frontage (minimum)	30.0 metres
3) Front yard (minimum)	
- for building	10.5 metres
- for fuel pump	4.5 metres
4) Interior side yard (minimum)	$\frac{1}{2}$ building height, but not less than 4.5 metres when next to a Residential Zone
5) Rear yard (minimum)	7.5 metres

SECTION 17 CONVENIENCE COMMERCIAL (C4) ZONE

In any Convenience Commercial (C4) Zone, no land shall be used and no building or structure shall be erected or used except in accordance with the following provisions:

17.1 Permitted Uses

- a dwelling unit above a commercial use
- a bake shop
- a candy shop
- a drug store
- a dry cleaning or laundry establishment
- a financial establishment
- a florist
- a gas bar
- a medical clinic
- a parking area

- a personal service shop
- a photofinishing business
- a restaurant
- a variety store
- a video film outlet

17.2 Regulations

- | | |
|--|------------------|
| 1) Lot area (minimum) | 800.0 sq. metres |
| 2) Lot frontage (minimum) | 20 metres |
| 3) Front yard (minimum) | 6.0 metres |
| 4) Exterior side yard (minimum) | 3.5 metres |
| 5 a) Interior side yard (minimum) | 1.2 metres |
| b) Interior side yard for gasbar (minimum) | 4.5 metres |
| 6) Rear yard (minimum) | 4.5 metres |
| 7) Building height (maximum) | 12.0 metres |

SECTION 18 RESTRICTED COMMERCIAL / RESIDENTIAL (C5) ZONE

In any Restricted Commercial / Residential (C5) Zone, no land shall be used and no building or structure shall be erected or used except in accordance with the following provisions:

18.1 Permitted Uses

- a single detached dwelling
- a semi-detached dwelling
- a duplex
- a triplex building
- a home occupation in a single detached dwelling
- a converted dwelling house containing not more than 3 dwelling units
- a public park or playground
- an art gallery
- an art or photographic studio
- a business or professional office
- a funeral home
- a medical clinic
- a nursery school
- a parking area directly related to a permitted use
- a personal service shop
- a religious institution
- a retirement home
- a retail use restricted to a maximum of 93 square metres provided that such retail use shall not include a drug store or the sale of food or food products.
- a veterinarian clinic

18.2 Regulations for Single-Detached Dwellings and Commercial Uses

- | | |
|---------------------------|------------------|
| 1) Lot area (minimum) | 500.0 sq. metres |
| 2) Lot frontage (minimum) | |
| - interior lot | 13.4 metres |
| - corner lot | 15.0 metres |
| 3) Front yard (minimum) | 6.0 metres |

- | | |
|--|------------|
| 4) Exterior side yard (minimum) | 3.5 metres |
| 5) Interior side yard (minimum) | |
| - one storey | 1.2 metres |
| - more than one storey | 1.8 metres |
| 6) Rear yard (minimum) | 7.5 metres |
| 7) Building height (maximum) | 9.0 metres |
| 8) Coverage (maximum) | 30% |
| 9) Accessory building yard | 1.2 metres |
| 10) Parking for a commercial use shall not be permitted in the front yard. | |

11) The number of parking spaces for a commercial use shall be calculated on the basis of net floor area used for the commercial use and shall exclude washrooms and storage areas.

12) The open storage and outside display of goods and materials shall not be permitted.

13) Any commercial use permitted by this Section which abuts a Residential Zone shall be screened from such Residential Zone by a parcel of land not less than 3 metres in width which shall be used for no other purpose than landscaping.

14) The following shall apply to all signs erected for commercial use in a C5 Zone:

a) Not more than 1 fascia sign (attached to a wall of a building) or 1 ground sign (being free-standing and affixed to the ground) which may be luminous and illuminated, but not including a flashing sign or a neon sign, and which shall be permitted only when accessory to a commercial use.

b) Fascia and ground signs shall have a maximum area of 1 square metre, fascia signs shall have a maximum height of 3 metres and ground signs shall have a maximum height of 2 metres.

c) Ground signs shall be set back not less than 3 metres from the front lot line.

15) No person shall within a Restricted Commercial Residential (C5) Zone erect or enlarge any building or other structure unless such erection or enlargement is in character or in keeping with the residential appearance of the buildings or other structures then in existence on the lands zoned "C5"

18.3 Regulations for Semi-Detached Dwellings

1) Lot area (minimum)	275.0 sq. metres
2) Lot frontage (minimum)	
- interior lot	9.1 metres
- corner lot	12.0 metres
3) Front yard (minimum)	6 metres
4) Exterior side yard (minimum)	3.5 metres
5) Interior side yard	1.2 metres
	2.4 metres if car is beside house
6) Rear yard (minimum)	4.5 metres
7) Building height (maximum)	9.2 metres
8) Coverage (maximum)	30%
9) Ground floor area (minimum)	
- one storey	90 sq. metres
- more than one storey	55 sq. metres

18.5 Regulation for Other Permitted Residential Uses

1) Lot area (minimum)	613 sq. metres
2) Lot frontage (minimum)	15.0 metres
3) Front yard (minimum)	6.0 metres
4) Exterior side yard (minimum)	3.5 metres
5) Rear yard (minimum)	4.5 metres
6) Building height (maximum)	9.2 metres
7) Coverage (maximum)	30%
8) Unit area (minimum)	
- one bedroom	41 sq. metres
- each additional bedroom	13 sq. metres

18.6 Regulations for Institutional Uses

See requirements for Institutional (INST) Zone.

SECTION 19 GENERAL INDUSTRIAL (M1) ZONE

In any General Industrial (M1) Zone, no land shall be used and no building or structure shall be erected or used except in accordance with the following provisions:

19.1 Permitted Uses

a) Commercial Use

Only a commercial use accessory to an industrial use located on the same lot will be permitted in this zone, provided that such commercial use shall be limited to not more than 20 percent of the total ground floor area of the main industrial use. In the case of industrial malls, a maximum of 50 percent of the total ground floor area may be considered for accessory commercial uses provided that in both cases the accessory use shall be limited to those which are related to the main use.

b) Industrial Uses

- an assembly plant
- an auto body shop
- a building supply outlet
- a bulk fuel storage establishment
- a contractor or tradesman shop
- a fabricating, processing or manufacturing establishment (but not including a junk, salvage, scrap or wrecking yard, an abattoir or meat packing plant or an offensive trade as defined by The Public Health Act)
- a farm implement dealer
- a farm produce storage area
- a feed mill
- a machine or welding shop
- open storage of goods and materials
- a parking garage, structure or lot
- a publishing establishment
- a recycling depot
- a truck or bus rental or storage terminal
- a warehouse
- a lumber yard
- a public garage, mechanical
- a public storage unit
- an office supply or service establishment
- a restaurant, cafeteria or banquet hall
- a recreation use
- a wholesale establishment
- an indoor participant recreation facility
- offices accessory to the foregoing

c) Industrial Malls

- a manufacturing, processing or assembly operation

- a bank
- a catering service
- a dry cleaning or laundry establishment
- a photofinishing business
- a service or repair operation
- an auto parts depot
- a veterinarian clinic
- a restaurant or cafeteria or banquet hall
- an office
- an office supply or service establishment
- an industrial or construction equipment rental or sales firm
- an office, showroom and shop for a tradesman or home improvement contractor
- a factory outlet retail store provided that retail use shall be limited to not more than 50 percent of the total ground floor area of the main industrial use
- a union hall
- a recreation use
- a showroom
- an indoor participant recreation facility

19.2 Regulations

1) Lot area (minimum)	2,000 sq. metres
2) Lot frontage (minimum)	30.0 metres
3) Front yard (minimum)	9.0 metres
4) Exterior side yard (minimum)	9.0 metres
5) Interior side yard (minimum)	6.0 metres
6) Rear yard (minimum)	6.0 metres
7) Building height (maximum)	23.0 metres
8) Coverage (maximum)	60%
9) Ground floor area (minimum)	55.0 sq. metres
10) Any use permitted by this section, where adjacent to a Residential or Institutional Zone, shall be screened from such adjacent zone by a parcel of land not less than 4.5 metres in width which shall be used for no other purpose than landscaping.	
11) Uses that constitute an offensive trade as defined by the Public Health Act shall not be permitted.	
12) All outdoor storage areas shall be located to the rear of the front wall of the main building and shall be screened by a wall, fence or planting in such a manner that the storage area shall not be visible from a public street or rear yard of an abutting residential lot.	
13) Outdoor storage shall not be permitted in any required side yard which is not fenced.	

SECTION 20 OPEN SPACE - RECREATION (OS1) ZONE

In any Open Space - Recreation (OS1) Zone, no land shall be used and no building or structure shall be erected or used except in accordance with the following provisions:

20.1 Permitted Uses

- an apiary, arboretum, nursery garden or forest management operation
- a fairground
- a farm, but not including a dwelling unit
- a park
- a recreation use

20.2 Regulations

- | | |
|---------------------------------|-------------|
| 1) Lot area (minimum) | nil |
| 2) Lot frontage (minimum) | nil |
| 3) Front yard (minimum) | 15.0 metres |
| 4) Exterior side yard (minimum) | 15.0 metres |
| 5) Interior side yard (minimum) | 15.0 metres |
| 6) Rear yard (minimum) | 15.0 metres |
| 7) Building height | nil |

SECTION 21 OPEN SPACE - CONSERVATION (OS2) ZONE

In any Open Space - Conservation (OS2) Zone, no land shall be used and no building or structure shall be erected or used except in accordance with the following provisions:

21.1 Permitted Uses

- a conservation project
- forest management
- a park

- water reservoirs
- a recreation use
- a sewage treatment plant
- a storm water management facility

21.2 Regulations

Nil

SECTION 22 INSTITUTIONAL (INST) ZONE

In any Institutional (INST) Zone, no land shall be used and no building or structure shall be erected or used except in accordance with the following provisions:

22.1 Permitted Uses

- an assembly hall
- a club house
- a community centre
- a convalescent or nursing home
- a day nursery
- a government administration building
- a hospital
- a library
- a medical centre

- a public park
- a religious institution or cemetery
- a school
- a senior citizens home

22.2 Regulations

- | | |
|---------------------------------|--------------------|
| 1) Lot area (minimum) | 1,600.0 sq. metres |
| 2) Lot frontage (minimum) | 36.0 metres |
| 3) Front yard (minimum) | 6.0 metres |
| 4) Exterior side yard (minimum) | 6.0 metres |
| 5) Interior side yard (minimum) | 2.0 metres |
| 6) Rear yard (minimum) | 4.5 metres |
| 7) Building height | 14.0 metres |

SECTION 23 DEVELOPMENT (D) ZONE

In any Development (D) Zone, no lands shall be used and no building or structure shall be erected or used except in accordance with the following provisions:

23.1 Permitted Uses

- an existing dwelling unit
- an existing farm

23.2 Regulations

Minimum lot area and frontage requirements shall be deemed to be that which exist at the time of passing of this By-law.

SECTION 24

SPECIAL PROVISIONS

24.1

Notwithstanding the provisions of the "D" Development Zone on the lands described as the west half of Lots 3 and 4, Concession 3 W.H.S., a sand and gravel pit shall be a permitted use.

24.2

Deleted

24.3

Notwithstanding the requirements of the "R2" Residential Second Density Zone the lot described as Lots 61, 62, 63 and part of Lot 64, Plan 195, and the lot described as Lots 1 and 2, Block 1, Plan 216, may be used for greenhouse establishments provided that no buildings located thereon at the date of the passing of this By-law shall be enlarged after the date of the passing of the By-law.

24.4

Notwithstanding the provisions of the "RM1" Multiple Family Residential Zone, the following provisions shall apply to the lot described as Lot 17, Registered Plan 195:

- a) A maximum of 4 dwelling units shall be permitted.
- b) Minimum lot frontage - 20.0 metres.
- c) Minimum lot depth - 22.5 metres.
- d) Minimum rear yard - 6.0 metres.

24.5

Notwithstanding the provisions of the "R1" Residential First Density zone, on the land described as Lot 24 and Part of Lot 23, Block 3, Registered Plan 237, the following shall be required:

- a) Minimum lot area - 550.0 square metres.
- b) Minimum lot depth - 28 metres.
- c) Minimum ground floor area for a one storey building - 115 square metres.

24.6

Notwithstanding the provisions of the "R3" Residential Third Density Zone, permitted uses for the property described as the northerly 25.1 metres of Lots 17 and 18, Block 15, Registered Plan 222, shall also include medical offices and two multiple dwelling units.

24.7

Notwithstanding the provisions of the "M1" General Industrial Zone, permitted uses on the property described as Part of Lot 2, Concession 1, W.H.S. and Part of Lots 35, 36, 37, 38, 40, and 41, Lot 39, Registered Plan 275, Town of Orangeville shall include automobile sales and service, a fairground, and those uses permitted in the General Industrial ("M1") Zone.

24.8

Notwithstanding the provisions of the "C3" Highway Commercial Zone marked waiting lanes capable of accommodating 2.5 cars per washing bay shall be provided for any coin operated car wash on the property described as Lots 3, 4, 5 and 6 of Registered Plan 117 on the Townline Road. In addition, a minimum interior side yard of 1.5 metres shall be permitted.

24.9

Notwithstanding the provisions of the "C5" Restricted Commercial Residential Zone, the parking area location for the use of Lot 1, Block 2, Registered Plan 237, may include portions of the Ada Street right-of-way.

24.10

Notwithstanding the provisions of the General Industrial "M1" Zone a motor vehicle repair garage shall be permitted (in addition to the "M1" permitted industrial uses) on those lands described as part of the west half of Lot 2, Block D, Plan 116.

24.11

Notwithstanding the provisions of the "R2" Residential Second Density Zone, permitted uses for the property described as Part of Lot 25, Block 10, Registered Plan 222, shall also include professional office.

24.12

Notwithstanding the provisions of the RM1 "Multiple Residential Medium Density" Zone, the following provisions shall apply to the lands described as Plan 195, Lot 57, Part of Lot 56, Part of Reserve Plan 138, Lot 27, Part of Lot 26, Concession E, Part of Lot 1 in the Town of Orangeville:

- a) A maximum of 71 apartment units shall be permitted within the existing building located on the lands
- b) A minimum exterior side yard of 5 metres is required.

24.13

Notwithstanding the provisions of the "C3" Highway Commercial Zone, on the land described as Part of Lots E and F, Registered Plan 226 and Part of Lots 18 and 19, Registered Plan 186, a minimum side yard of .9 metres shall be required.

24.14

Notwithstanding the provisions of the "M1" General Industrial Zone, on the land described as Part 5 of the east half of Lot 2, Concession D, Registered Plan 7R 1722, a minimum interior side yard of 2 metres shall be required in the southern side yard.

24.15

Notwithstanding the provisions of the "R5" Residential Fifth Density Zone, on the land described as Parts of Lots 10 and 11, Registered Plan 170, a minimum lot frontage of 4.2 metres shall be required and a minimum interior side yard of 4.5 metres shall be required.

24.16

Notwithstanding the provisions of the "RM1" Multiple Residential Medium Density Zone, on the land described as Lots 3, 4 and 5, Block 6, Registered Plan 159, a maximum of 28 multiple dwelling units shall be permitted.

24.17

Notwithstanding the provisions of the "RM1" Multiple Residential Medium Density Zone, on the land described as Lots 283, 285, 286 and 287, Registered Plan 100, the following regulations shall apply:

- a) A maximum density of 48 row house dwelling units for each hectare or part thereof, shall be permitted.
- b) A minimum exterior side yard of 6 metres shall be required.
- c) A minimum rear yard of 6.7 metres shall be required.

And, notwithstanding the density designation of the multiple residential blocks located at Parkview Drive and Lawrence Avenue, density shall be limited to a maximum of 74 units per net residential hectare (30 units per net residential acre).

24.18

Notwithstanding the provisions of the "R1" Residential First Density Zone, a second dwelling unit shall be permitted on the lands described as Lot 9, Block 4, Registered Plan 212, and part of the lane, in the Town of Orangeville. In addition, the following provisions shall apply:

- a) A minimum frontage of 20 metres is required.
- b) No interior side yard is required.
- c) A minimum rear yard of 3 metres is required.

24.19

Notwithstanding the provisions of the "RM1" Multiple Residential Medium Density Zone, permitted uses for those parts of a row house located on the property described as Part of Lots 3, 4, and 5, Block 1, Plan 212 and known municipally as 2, 4, 6, 8 and 10 Zina Street, shall include professional offices.

24.20

Notwithstanding the provisions of the "C1" General Commercial Zone, the lands described as Lot 19, Block 3, Plan 212, shall include a parking lot.

24.21

Notwithstanding the provisions of the "C2" Neighbourhood Commercial Zone on the lands described as Lots 1, 2, 3, 4 and Part of Lot 5, Block 18, Plan 222, gasoline pumps, a gasoline pump island and a canopy may be located not closer than 2.7 metres to the eastern limit of First Street.

24.22

Notwithstanding the provisions of the "R2" Residential Second Density Zone on the lands described as Lots 15 and 16, Registered Plan 27A, a photographic studio is permitted.

24.23

Notwithstanding the provisions of the "C1" General Commercial Zone on those lands consisting of Part 1 of Registered Plan 7R1632, in the northeast half of Lot 3, Concession C, permitted uses shall be restricted to a communication facility including related uses such as studio, office, signal receiving facilities, storage and parking.

24.24

Notwithstanding the provisions of the "C4" Convenience Commercial Zone on the lands described as Lot 28, Plan 219, and part of Block A, Plan 50, permitted uses shall be limited to office uses including banks and trust companies.

24.25

Notwithstanding the provisions of the "C4" Convenience Commercial Zone, on the lands described as Lots 1 to 4 and 21 to 23 inclusive, Block 1, Registered Plan 233, the following additional uses shall be permitted:

- a) an animal hospital
- b) an assembly hall
- c) an automotive tire store
- d) an automotive parts depot
- e) a building supply outlet
- f) a dry cleaning or laundry establishment
- g) a farm implement outlet
- h) a motor vehicle sales and service establishment
- i) a publishing establishment
- j) a real estate office

24.26

Notwithstanding the provisions of the "R5" Residential Fifth Density Zone, on the lands at 1 Hillside Drive, a Family Resource Centre shall be recognized as a permitted use.

24.27

Notwithstanding the provisions of the "C2" Neighbourhood Commercial Zone, on the lands described as Lot 10 of the Registered Plan 75 on First Street, the Commercial use of the lands will be limited to office uses.

24.28

Notwithstanding the provisions of the "C2" Neighbourhood Commercial Zone, the lot described as Lot 7, Registered Plan 275 may continue to be used for residential purposes and any other building may be used in any manner permitted by this by-law including the retail and wholesale of motor vehicle parts and supplies and the warehousing of them for that purpose.

24.29

Notwithstanding the provisions of the "RM2" Multiple Residential High Density Zone, on those lands consisting of Part of the east half of Lot 2, Concession 2, W.H.S. of the Town of Orangeville being Part of Lots 34, 35, 36, 39, 40, 41, 42, 57, 58, 59, 60 and Homestead, and also part of Acott Street (closed by by-law 19-88), Registered Plan 252 of the Town of Orangeville; which lands are known as Block E in the Draft Plan of Subdivision for Forest Park Valley, the construction of two apartment buildings of four and six storeys containing a total of 98 units shall be permitted.

24.30

Notwithstanding the provisions of the "R3" Residential Third Density Zone, on the land described as Lot 1, Registered Plan 116, permitted uses shall be limited to a business or professional office.

24.31

Notwithstanding the provisions of the "C4" Convenience Commercial Zone, on the lands described as Part Lot 1, Block 9, Plan 138, an automobile service station shall be a permitted use.

24.32

Notwithstanding the provisions of the "C1" General Commercial Zone, on the lands described as 5 and 7 Little York Street, being composed of Part of Lot 3 and Lot 4, in Plan 42, part of Lots 23 and 24 both in Block 6, Plan 138, part of Lot 1, in Concession E formerly in the Township of East Garafraxa, now in the said Town and part of an allowance for lane between Lot 1, Concession E and Lot 3, Plan 42 and parts of Lot 23 and 24, Block 6, Registered Plan 138 and being more particularly described as Parts 1, 2 and 3 according to Plan 7R-1204, an auto body shop shall be a permitted use.

24.33

Notwithstanding the provisions of the "C1" General Commercial Zone, on the lands described as Part 3 of Reference Plan 7R-2482, the maximum lot coverage shall be 100% and the minimum rear yard requirement shall be nil. The existing Orange Lawrence Mill may be repaired or reconstructed on this property, to similar height, size and volume. The parking and loading space requirements of this by-law shall not apply. The surrounding easements, described as Parts 1 and 2 of Reference Plan 7R-2482 may be used for the construction of driveways to provide access to Little York and Mill streets and to construct parking areas, of asphalt, concrete or brick for the use of the commercial building of Part 3

24.34

Notwithstanding the provisions of the "RM1" Multiple Residential Medium Density Zone, the following shall apply to the lands described as all of Lot 1, Part Lots 2 and 3, Part of First Avenue (between Blocks 15 and 16) and Part of Fourth Street (closed) and part of the 20 foot lane (closed), unnumbered block between First and Second Avenue and east of Fourth Street (known as Block 15) Registered Plan No. 201:

- a) A maximum of 48 dwelling units shall be permitted.
- b) A minimum interior side yard of 7.3 metres is required.
- c) A minimum rear yard of 7.6 metres is required.
- d) A maximum height of 21.3 metres shall be permitted.

24.35

Notwithstanding the provisions of the "R2" Residential, Second Density Zone, the following shall apply to the lands having frontage on John Street, known as Part Lot 29, Registered Plan 195:

a) Minimum frontage	15.5 metres
b) Minimum lot depth	23.7 metres
c) Maximum lot coverage	42%
d) Minimum lot area	371 square metres
e) Minimum front yard	3.6 metres
f) Minimum rear yard	3.6 metres

24.36

Notwithstanding the provisions of the "R2" Residential Second Density Zone, the following shall apply to the lands having frontage on Margaret Street, known as Part Lot 29, Registered Plan 195:

a) Minimum lot frontage	15.5 metres
b) Minimum lot depth	21.3 metres
c) Maximum lot coverage	33%
d) Minimum lot area	334 square metres
e) Minimum front yard	4.5 metres
f) Minimum rear yard	1.5 metres

24.37

Notwithstanding the provisions of the Residential Second Density (R2) Zone, the following shall apply to lands known as Part of the West ½ Lot 2, Concession II, W.H.S.:

- | | |
|-------------------------|-------------------|
| a) Minimum lot area | 464 square metres |
| b) Maximum lot coverage | 35% |

24.38

Notwithstanding the provisions of the institutional (INST) Zone on lands described as Part of West ½ Lot 4, Concession D, a church ;manse or rectory shall be a permitted use.

24.39

Notwithstanding the provisions of the Residential Second Density (R2) Zone on lands described as Part Lot 22, Plan 195 and having frontage on Margaret Street, the following provisions shall apply:

- | | |
|-------------------------|----------------------|
| a) Minimum lot frontage | 12.0 metres |
| b) Minimum lot area | 275.00 square metres |
| c) Minimum lot depth | 22.00 metres |
| d) Minimum front yard | 3.0 metres |

24.40

Notwithstanding the provisions of the Residential Second Density (R2) Zone on lands described as Part Lot 22, Plan 195 and having frontage on John Street the following provisions shall apply:

- | | |
|-------------------------|---------------------|
| a) Minimum lot frontage | 14 metres |
| b) Minimum lot area | 315.0 square metres |
| c) Minimum lot depth | 22.0 metres |

24.41

Notwithstanding the provisions of the Highway Commercial (C3) Zone on lands described as Part of the East ½ of Lot 3, Concession 2, W.H.S., a retirement home shall be a permitted use.

24.42

Notwithstanding the provisions of the Open Space-Conservation (OS2) Zone and the Residential Second Density (R2) Zone on the lands described as Part of Lot 1, Concession 1, W.H.S., an information and sales centre shall be permitted as a temporary use for the period of time commencing 18 months after this By-law comes into effect whereas after this Special Provision shall be deemed repealed.

24.43

Notwithstanding the provisions of the Highway Commercial (C3) Zone on lands described as Part Lot 76 and 77, Plan 219 the following uses shall only be permitted:

- an animal hospital
- an automobile service station
- an automobile tire store
- an automotive parts depot
- a building supply outfit
- a car wash
- a dry cleaning or laundry establishment
- a farm implement dealer
- a motor vehicle sales and service establishment
- a public garage
- a publishing establishment
- a real estate office
- an office if located on an upper floor of a commercial building

24.44

Notwithstanding the provisions of the Open Space-Conservation (OS2) Zone on lands described as Part Lots 76 and 77, Plan 219, a parking area approved by the Credit Valley Conservation Authority shall be a permitted use.

24.45

Notwithstanding the provisions of the Residential Third Density (R3) Zone on lands described as Part of Lot 1, Concession 1, W.H.S. the following shall apply to semi-detached dwellings.

- | | |
|-------------------------------|------------|
| a) Minimum Lot Frontage | 7.5 metres |
| b) Minimum Interior Side Yard | 1.2 metres |

24.46

Notwithstanding the provisions of the Multiple Residential Medium Density (RM1) Zone on lands described as Block 2, Part Lots 2 and 3, Registered Plan 233, the following provisions shall apply to row house dwellings:

- | | |
|-------------------------------|-------------|
| a) Minimum lot frontage | 4.5 metres |
| b) Minimum interior side yard | 1.35 metres |

24.47

Notwithstanding the provisions of the Multiple Residential Medium Density (RM1) Zone on lands described as Block 13, Lot 11, 12, 13, 14, 15, 16, 17, and 18, Registered Plan 212, a maximum of seventeen apartment dwelling units shall be permitted.

24.48

Notwithstanding the provisions of the Multiple Residential Medium Density (RM1) Zone on lands described as Part Lot 8 and 9, Block 6, Registered Plan 155, the following provisions shall apply to multiple dwellings:

- | | |
|-------------------------------|------------|
| a) Minimum rear yard | 5.4 metres |
| b) Minimum interior side yard | 2.2 metres |
| c) Minimum exterior side yard | 3.9 metres |

24.49

Notwithstanding any other provisions of this by-law, the erection and use of an apartment building having a maximum height of 67.23 metres shall be permitted on lands known municipally as 186 to 210 Broadway Street, provided:

- a) the maximum number of dwelling units shall be 123;
- b) required yards for any building to be erected on the said lands known municipally as 186 to 210 Broadway, shall be calculated in relation to that part of any such building erected above finished grade.
- c) for the purpose of this clause, a rooftop swimming pool and accessory uses shall be exempt in any calculation of height.

24.50

Notwithstanding the provisions of the Multiple Residential Medium Density (RM1) Zone on lands described as Lots 81, 82 and Part Lot 83, Registered Plan 219, a maximum development density of 62 units per net residential hectare shall be permitted.

24.51

Notwithstanding the provisions of the Residential Second Density (R2) Zone, on lands described as Part of Lot 5, Registered Plan 159 and fronting onto Margaret Street, the following provisions shall apply:

- | | |
|----------|---------------------------|
| Lot Area | Minimum 400 square metres |
|----------|---------------------------|

24.52

Notwithstanding the provisions of the Residential Second Density (R2) Zone, on lands described as Part of Lot 5, Registered Plan 159 and fronting onto John Street, the following provisions shall apply:

- | | |
|------------|--------------------|
| Front Yard | Minimum 5.0 metres |
| Rear Yard | Minimum 1.8 metres |

24.53

Notwithstanding the provisions of the Neighbourhood Commercial (C2) Zone, on lands described as Part of Lots 1 & 2, Block 4, Registered Plan 212, the following provisions shall apply:

Lot Area
Lot Frontage
Front Yard

Minimum 800 square metres
Minimum 20 metres
Minimum 3.3 metres

24.54

Notwithstanding the provisions of the Open Space Conservation Zone, on lands described as Part Lot 1, Concession 1, W.H.S., a tourist information centre shall be a permitted use.

SECTION 25 ADMINISTRATION

25.1 Zoning Administration

This By-law shall be administered by a By-law Enforcement Officer.

25.2 Licenses and Permits

No person is entitled to a permit, certificate of licence for a proposed use of land or a proposed alteration, erection, enlargement or use of any building that is in violation of any provisions of this By-law.

25.3 Penalty

Every person who contravenes any provisions of this By-law is guilty of an offense and shall, upon conviction be liable to a fine of not more than \$20,000.00 exclusive of costs, and or a subsequent conviction to a fine of not more than \$10,000.00 for each day or part thereof upon which the contravention has continued after the day on which he was first convicted. Where a corporation is convicted, the maximum penalty that may be imposed is, on a first conviction, a fine of not more than \$50,000; and on a subsequent conviction, a fine of not more than \$25,000 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted.

25.4 Recovery of Penalties

Penalties imposed by conviction under this Section shall be recoverable under The Provincial Offences Act, R.S.O. 1980, as amended.

25.5 Conflict

In the event of conflict between this By-law and any other by-law this By-law shall prevail.

25.6 Severability

Should any sections of this By-law or any part or parts of such section or sections be found by law to be illegal or beyond the power of the Corporation to enact, such section or sections or part or parts of such section or sections shall be deemed to be severable so that all other sections or parts of sections of this By-law are separate and therefore enacted as such.


25.7 Repeal

By-law No. 60-77 as amended and By-law No. 9-66 as amended of the Corporation of the Town of Orangeville are hereby repealed. By-law No. 22-75 of the Township of East Garafraxa is hereby repealed.

25.8 Effective Date


This By-law shall take effect from the date of its passage by Council and shall come into force upon approval by the Ontario Municipal Board.


BY-LAW READ A FIRST AND SECOND TIME THIS 19th DAY OF MARCH
A.D. 1990.

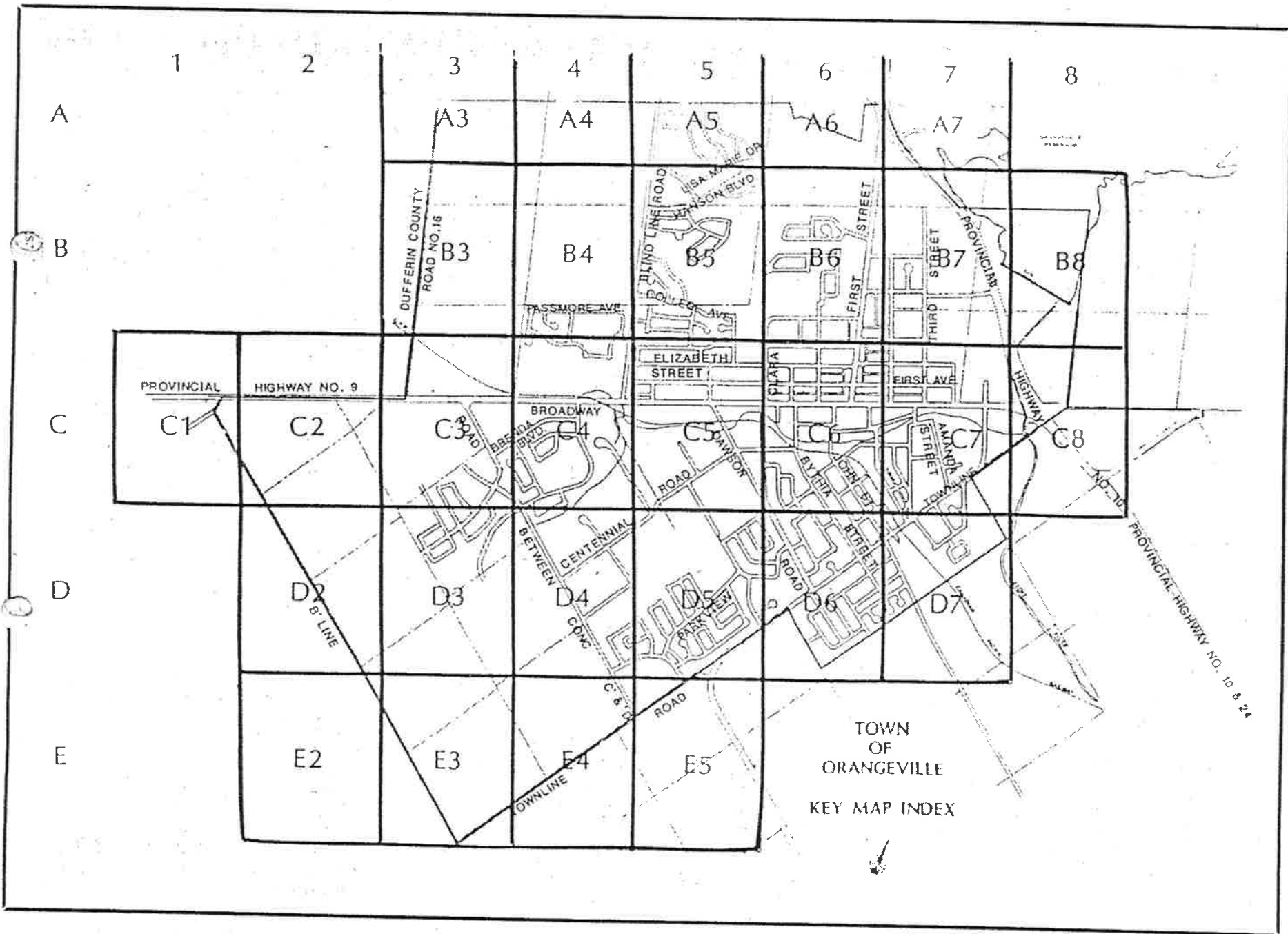

CLERK

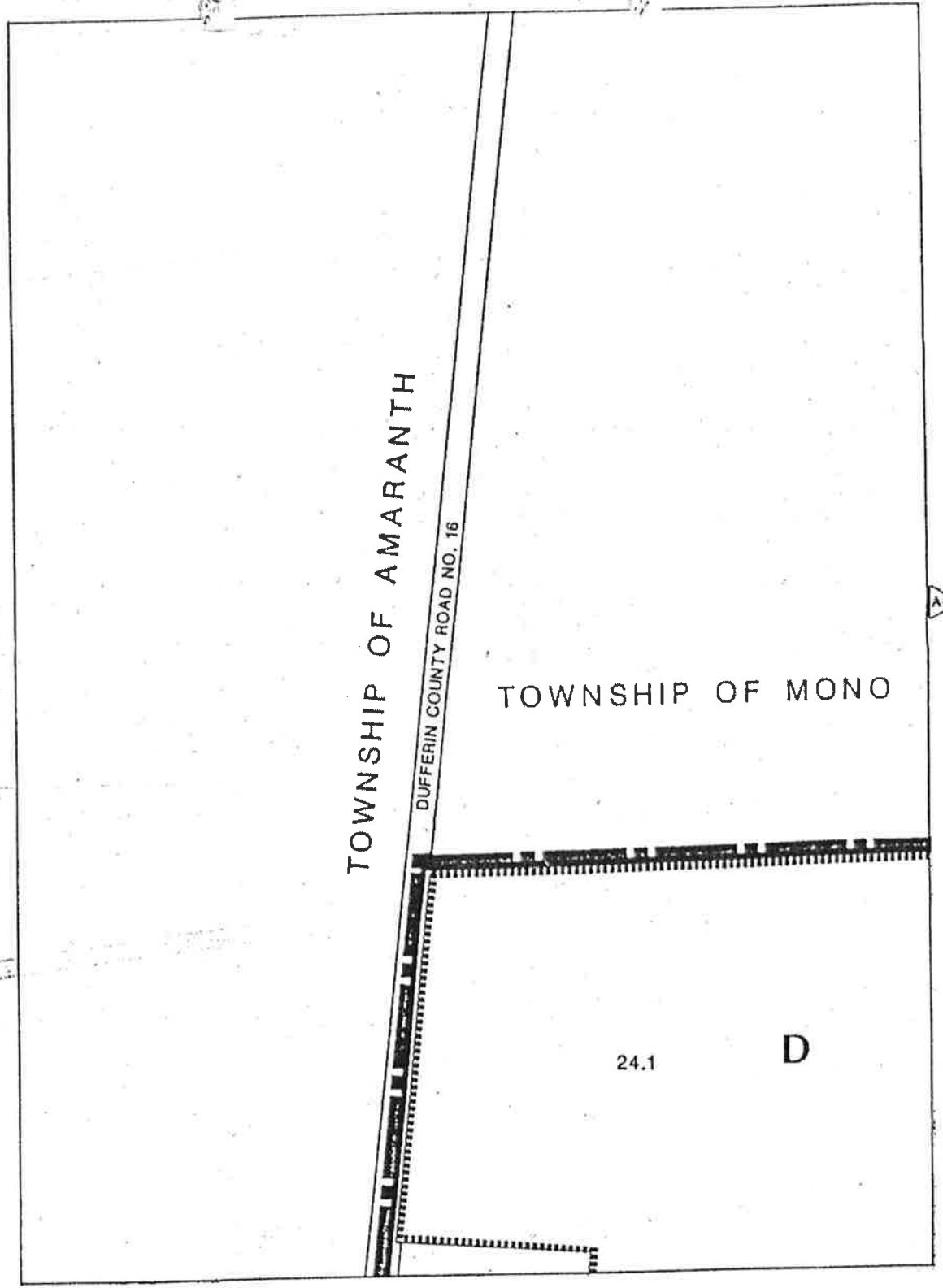

MAYOR

BY-LAW READ A THIRD TIME AND FINALLY PASSED THIS 19TH DAY OF
MARCH A.D. 1990.


CLERK


MAYOR





TOWNSHIP OF AMARANTH

DUFFERIN COUNTY ROAD NO. 16

TOWNSHIP OF MONO

24.1

D

83

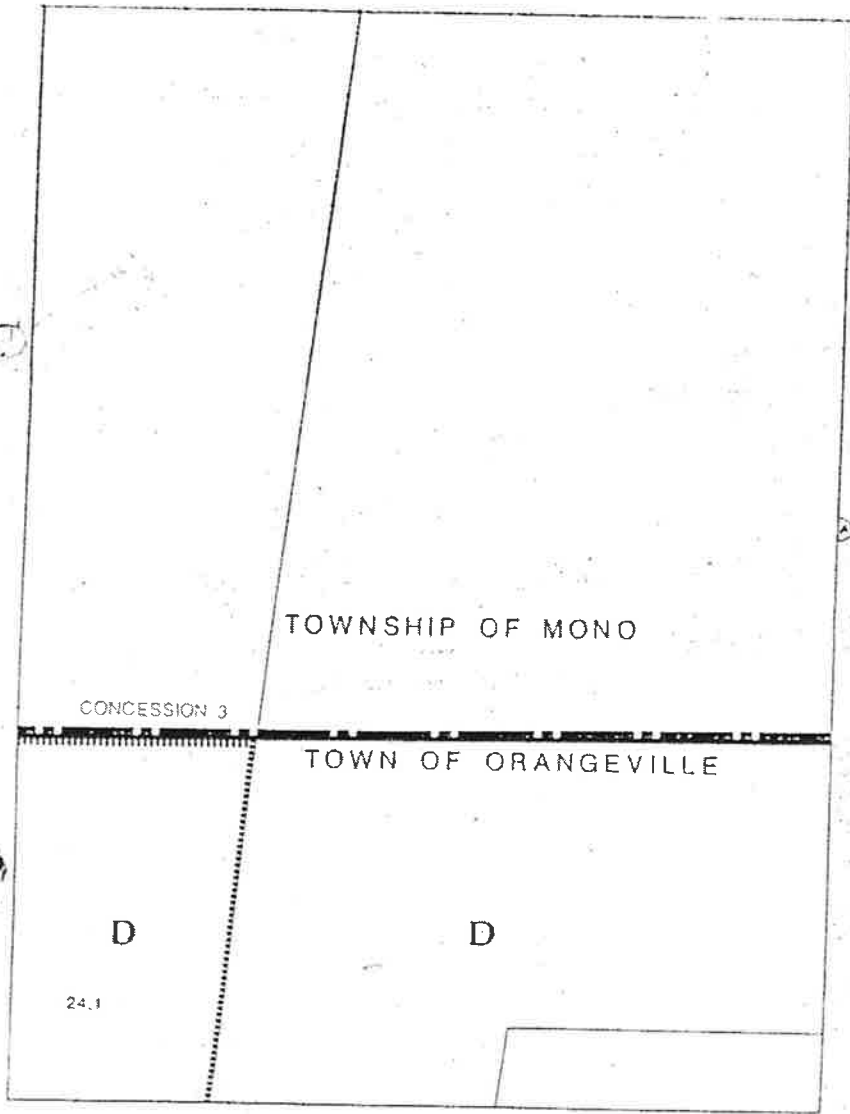
SCHEDULE 'A'
TOWN OF ORANGEVILLE
ZONING BY-LAW




SPECIAL PROVISIONS
REFER TO SECTION 24
OF ZONING BY-LAW

Page 28

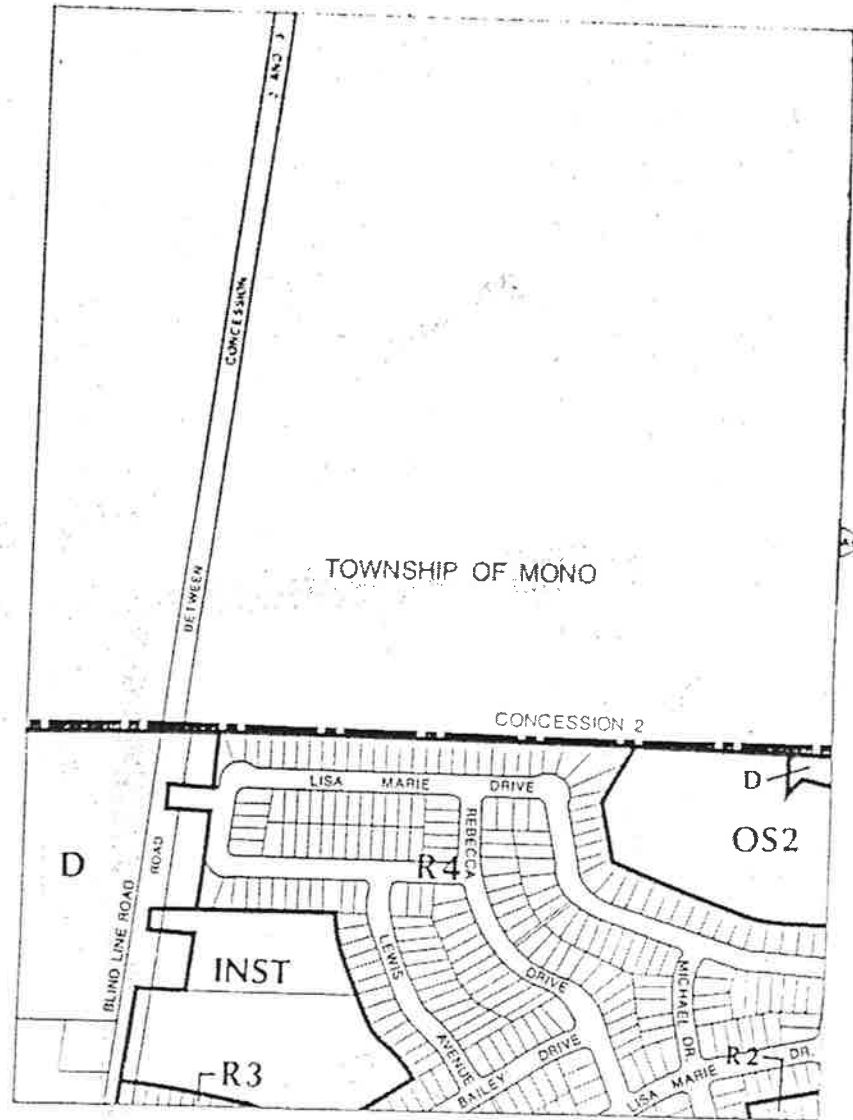
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
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REFER TO SECTION 24
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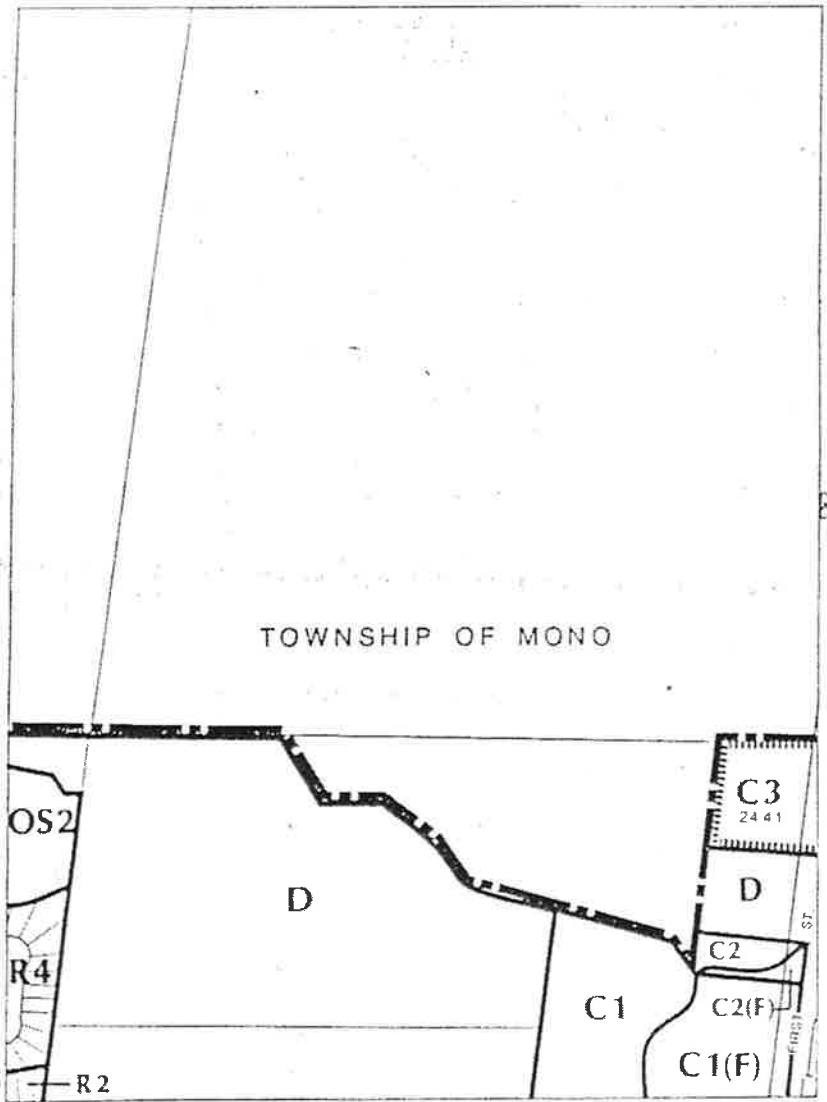
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SCHEDULE 'A'
TOWN OF ORANGEVILLE
ZONING BY-LAW

 SPECIAL PROVISIONS
REFER TO SECTION 24
OF ZONING BY-LAW

ZONING MAP NO. A5



TOWNSHIP OF MONO

OS2

R4

R2

D

C1

C2

C2(F)

C1(F)

C3

24.41

D

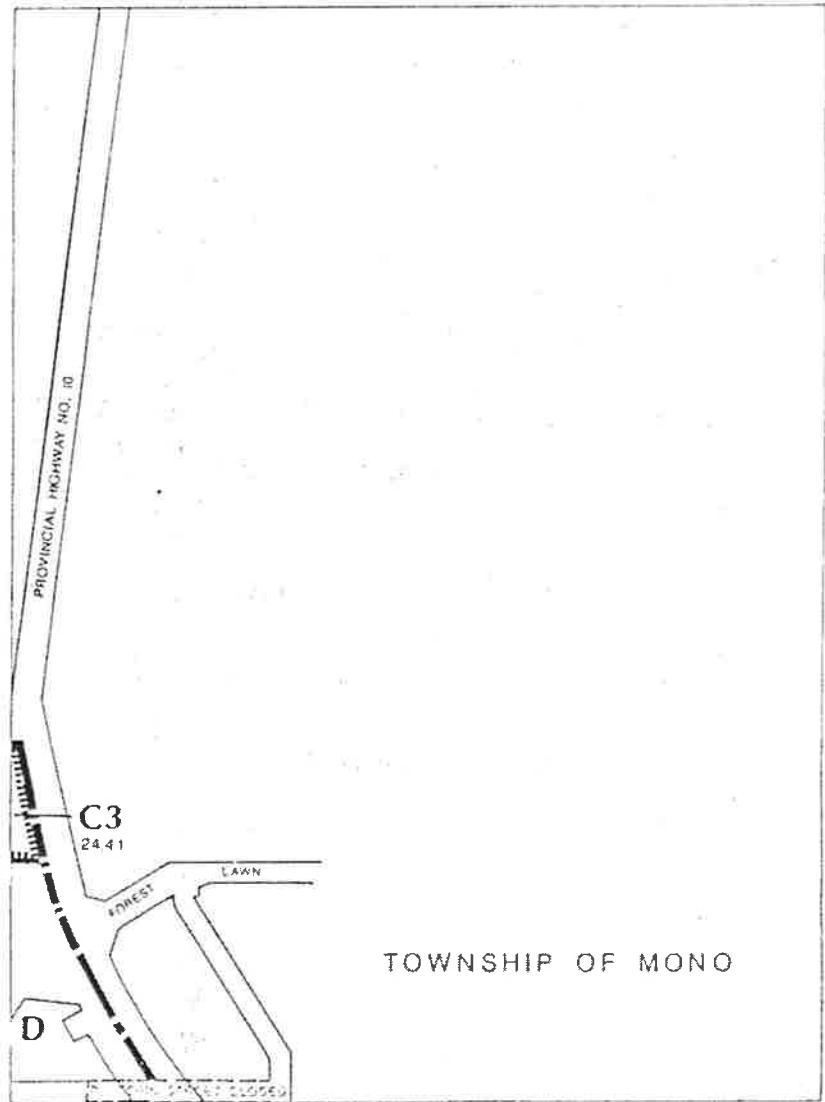
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FIRST

SCHEDULE 'A'
TOWN OF ORANGEVILLE
ZONING BY-LAW

 SPECIAL PROVISIONS
REFER TO SECTION 24
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ZONING MAP NO. A6



TOWNSHIP OF MONO

PROVINCIAL HIGHWAY NO. 10

C3


24.41

D

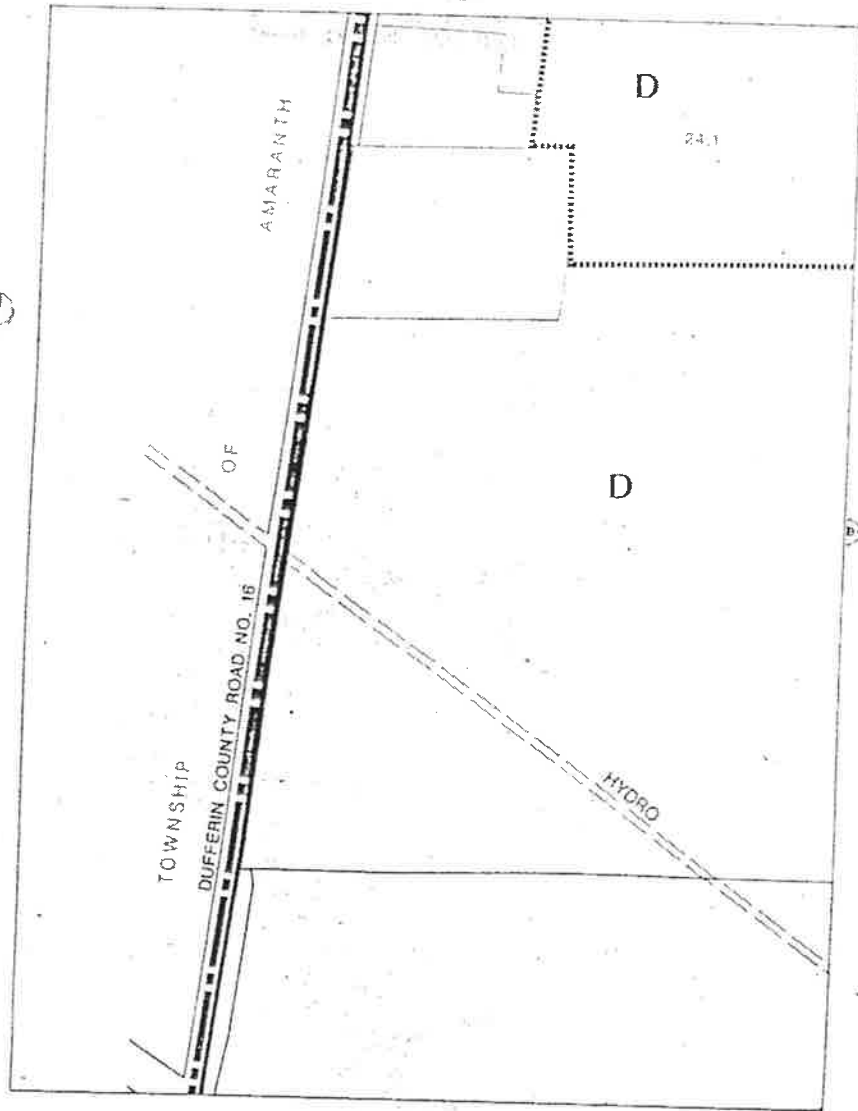
FOREST

LAWN


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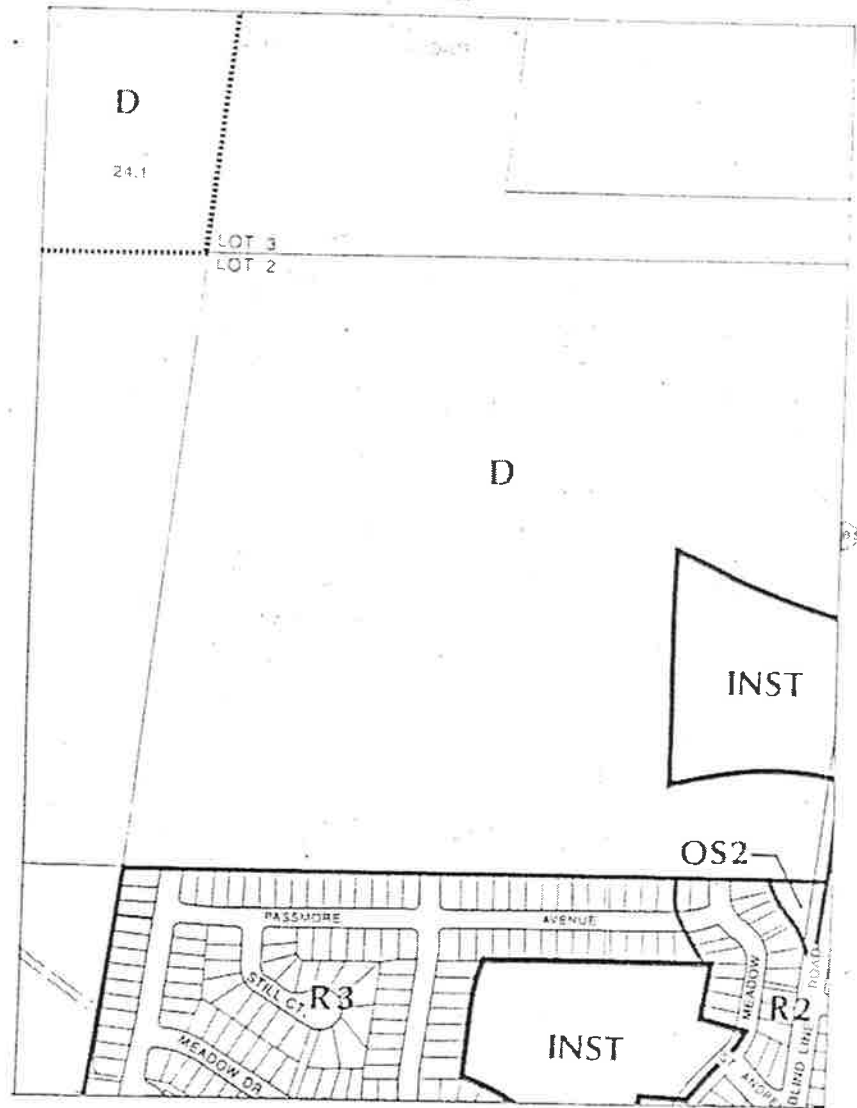
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TOWN OF ORANGEVILLE
ZONING BY-LAW

 SPECIAL PROVISIONS
REFER TO SECTION 24
OF ZONING BY-LAW

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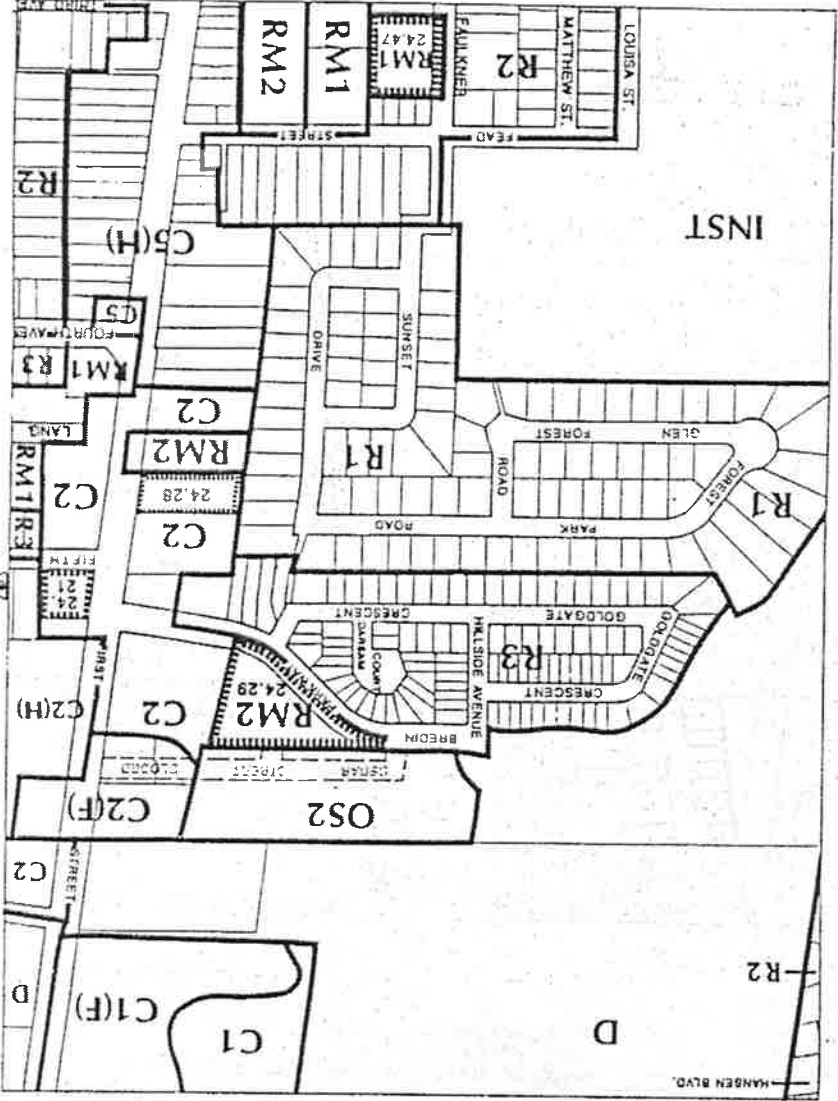


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TOWN OF ORANGEVILLE
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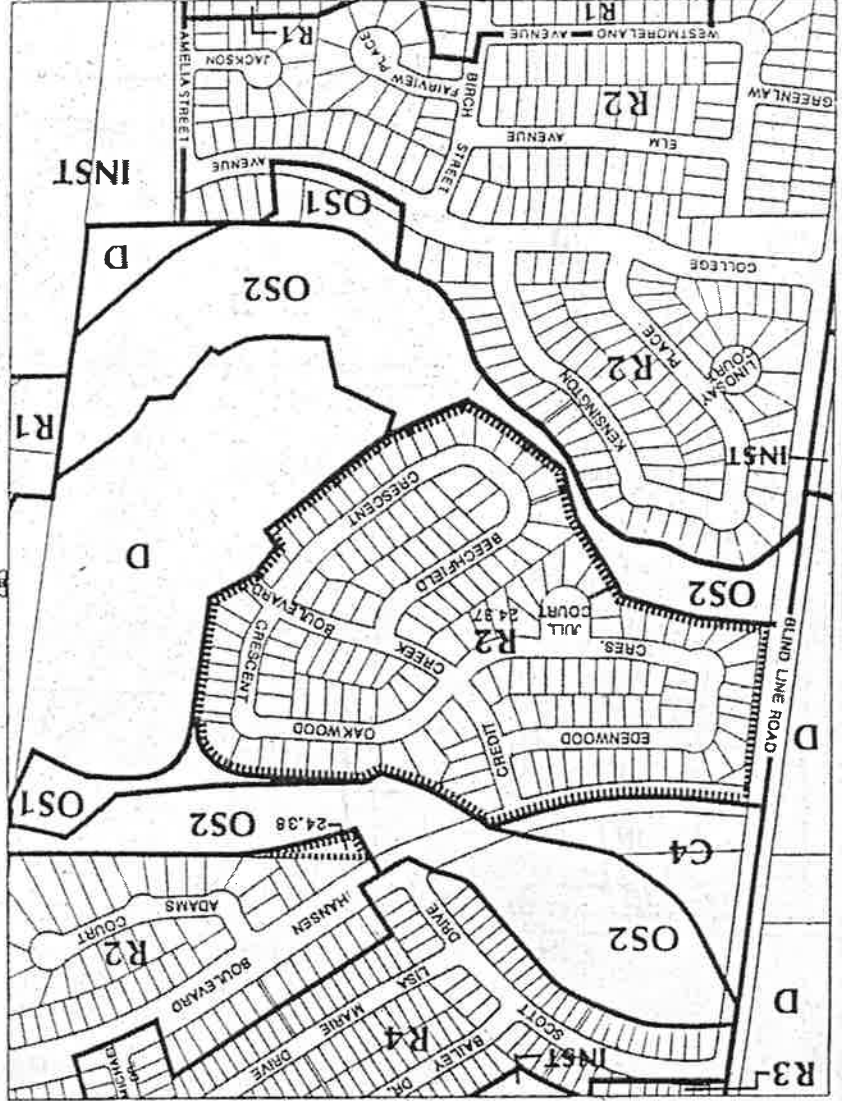
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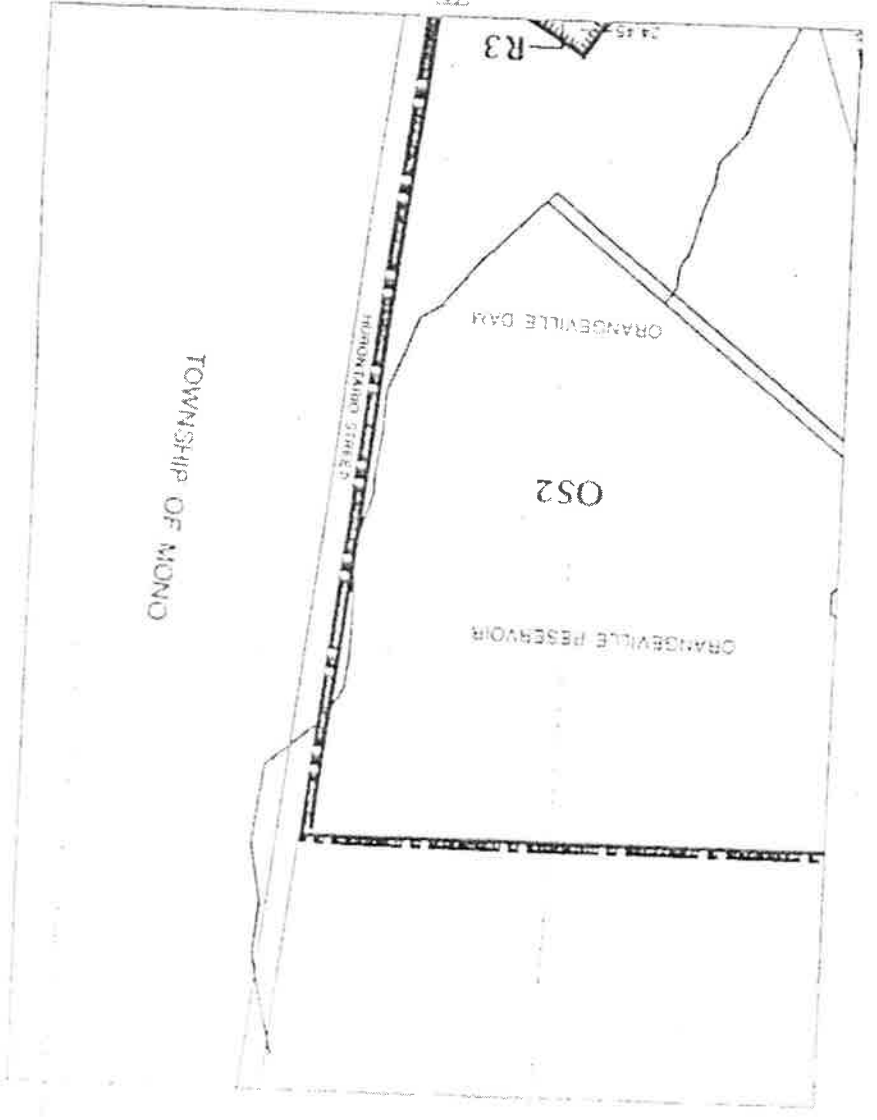
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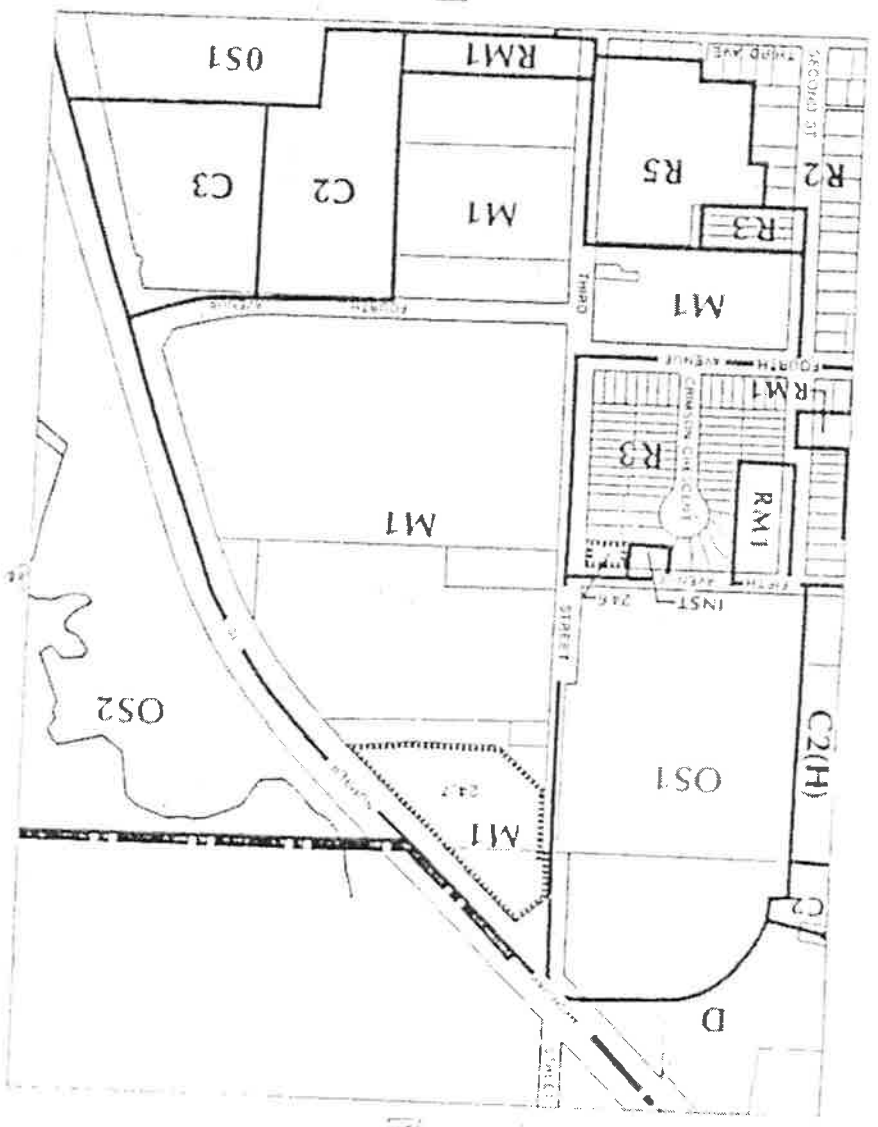
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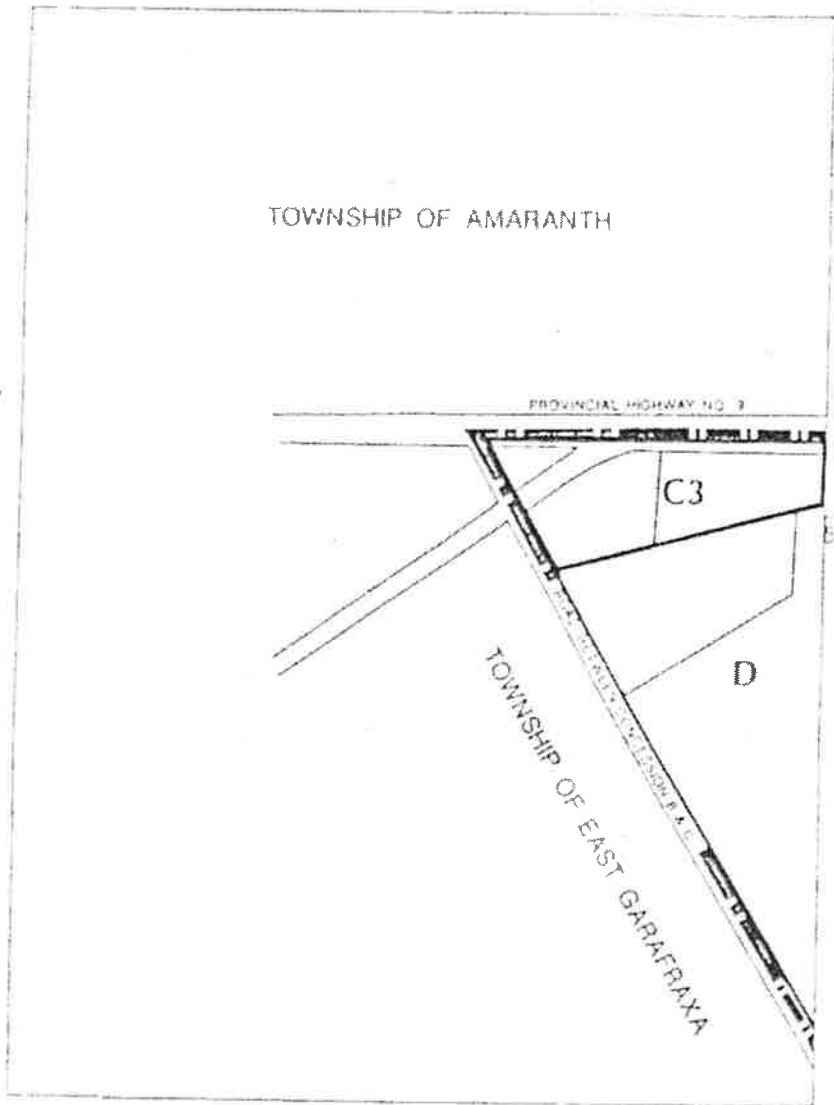



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 TOWN OF ORANGEVILLE
 ZONING BY-LAW
 SCHEDULE 'A'



SPECIAL PROVISIONS
 REFER TO SECTION 24
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 TOWN OF ORANGEVILLE
 ZONING BY-LAW
 SCHEDULE 'A'

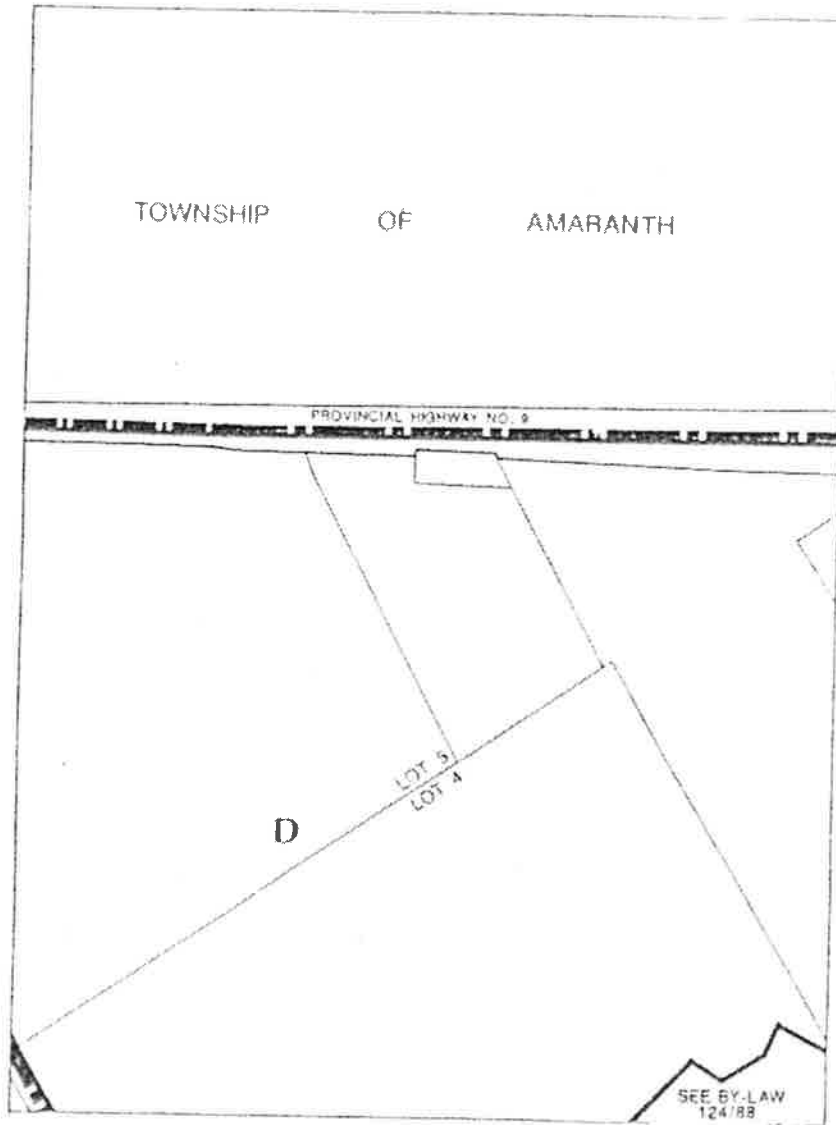





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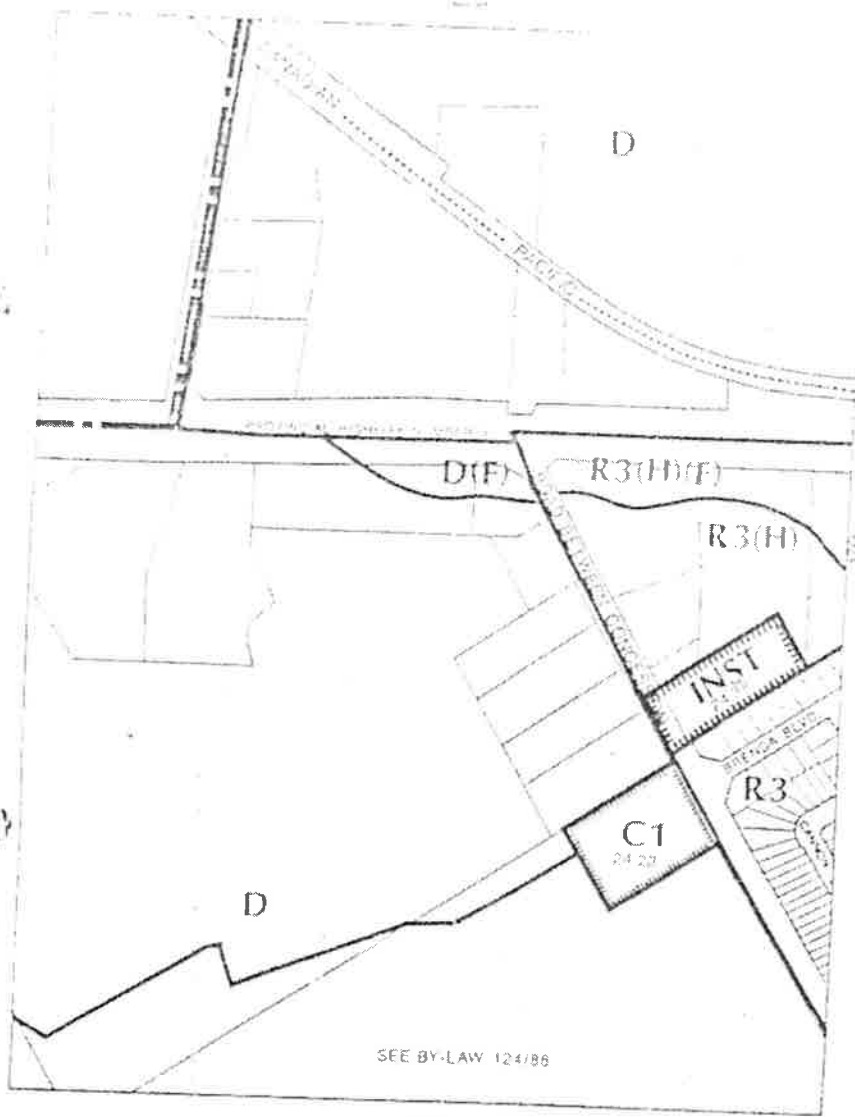
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 OF ZONING BY-LAW

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 TOWN OF ORANGEVILLE
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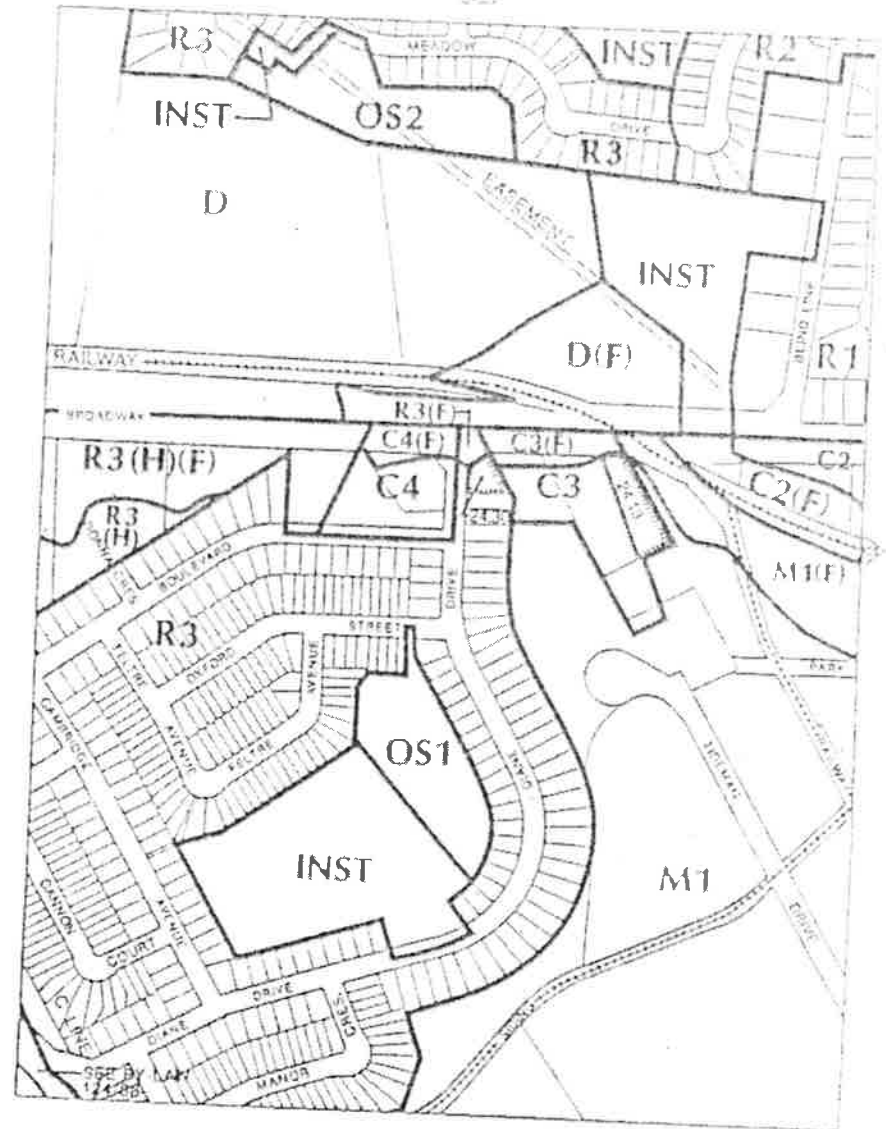
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SCHEDULE 'A'
TOWN OF ORANGEVILLE
ZONING BY-LAW

 SPECIAL PROVISIONS
REFER TO SECTION 24
OF ZONING BY-LAW

ZONING MAP NO. **C3**



SCHEDULE 'A'
TOWN OF ORANGEVILLE
ZONING BY-LAW

 SPECIAL PROVISIONS
REFER TO SECTION 24
OF ZONING BY-LAW

ZONING MAP NO. **C4**

SCHEDULE A
TOWN OF ORANGEVILLE
ZONING BY LAW

THE TOWN OF ORANGEVILLE
OFFICE OF THE TOWN ENGINEER
1000 N. 10TH ST. SUITE 100
ORANGEVILLE, CA 95326
PHONE (916) 865-1111
FAX (916) 865-1112



M1(F)

M1

INST R2

R2

RM1

R5

HILLSIDE

C2

C2(F)

C1(F)

C1

R2(F)

R2

C2(F)

C2

BROADWAY

VALENTINE DRIVE

ZINA

STREET

ZINA

R1

C4

STREET

EUCHARIST

BRITTING DRIVE

R1

INST

MCCARTHY ST.

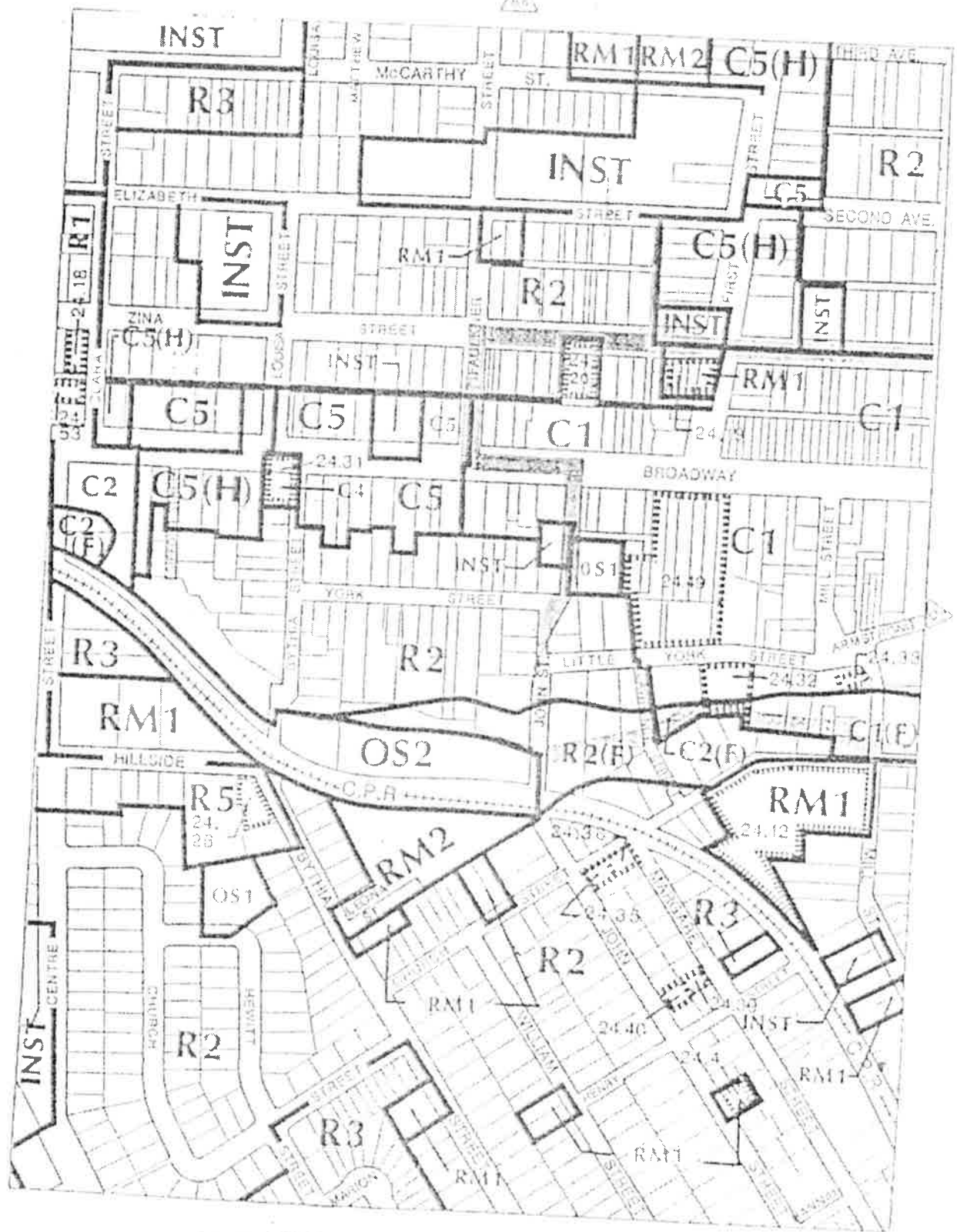
AVENUE

WESTDALE

R2

R2





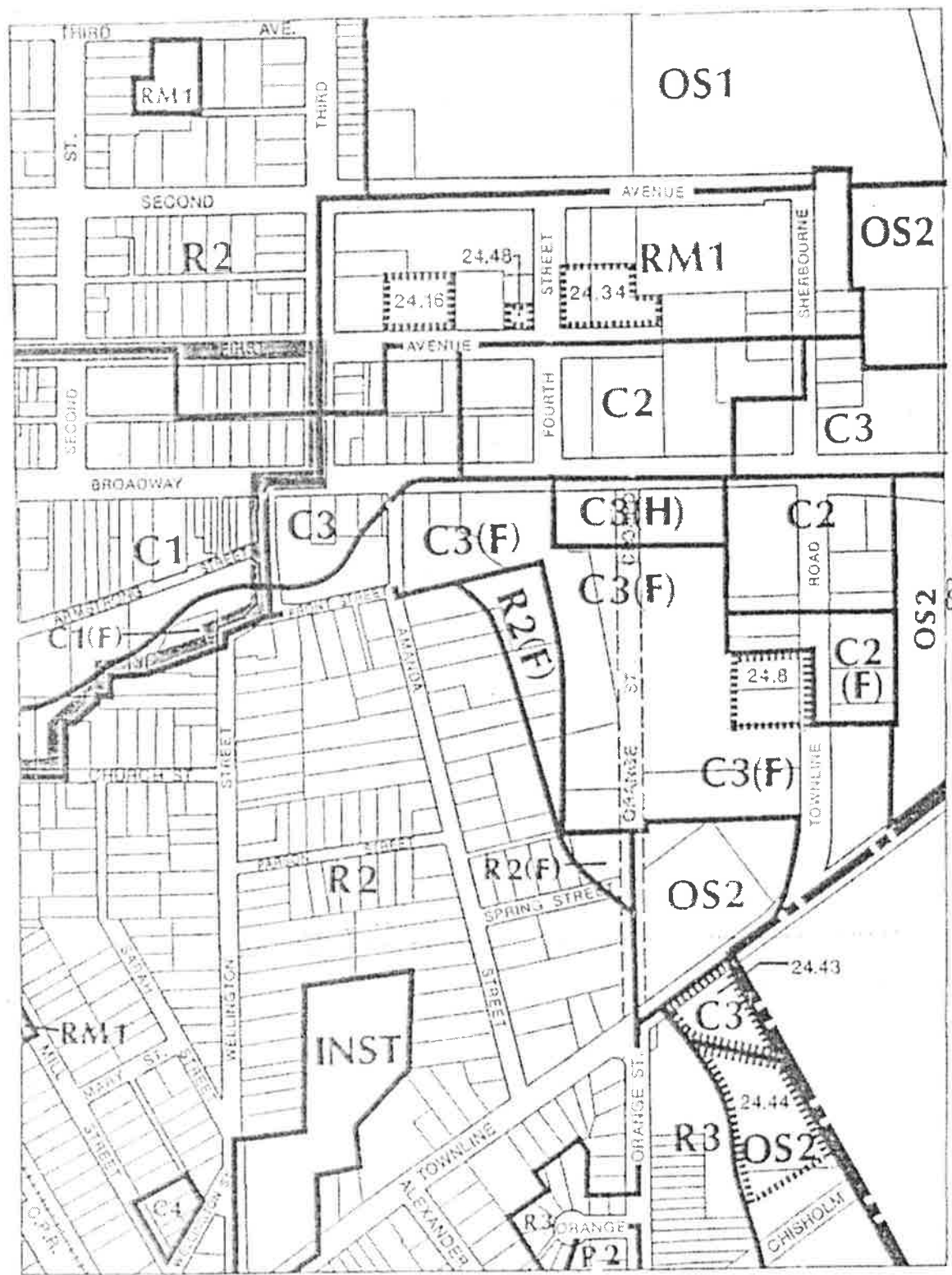
CENTRAL
BUSINESS
DISTRICT




SPECIAL PROVISIONS
REFER TO SECTION 24
OF ZONING BY-LAW

SCHEDULE 'A'
TOWN OF ORANGEVILLE
ZONING BY-LAW

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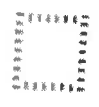
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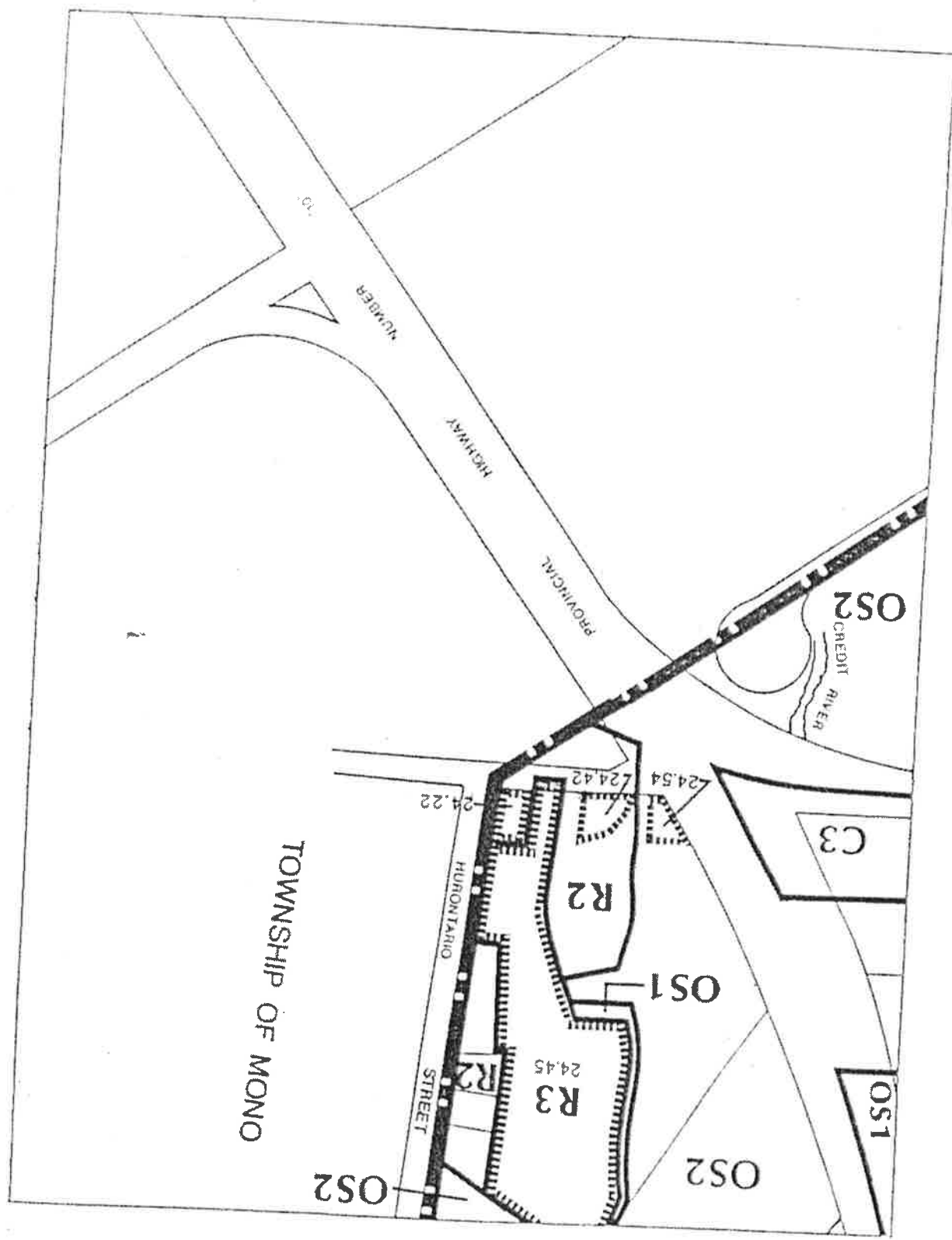
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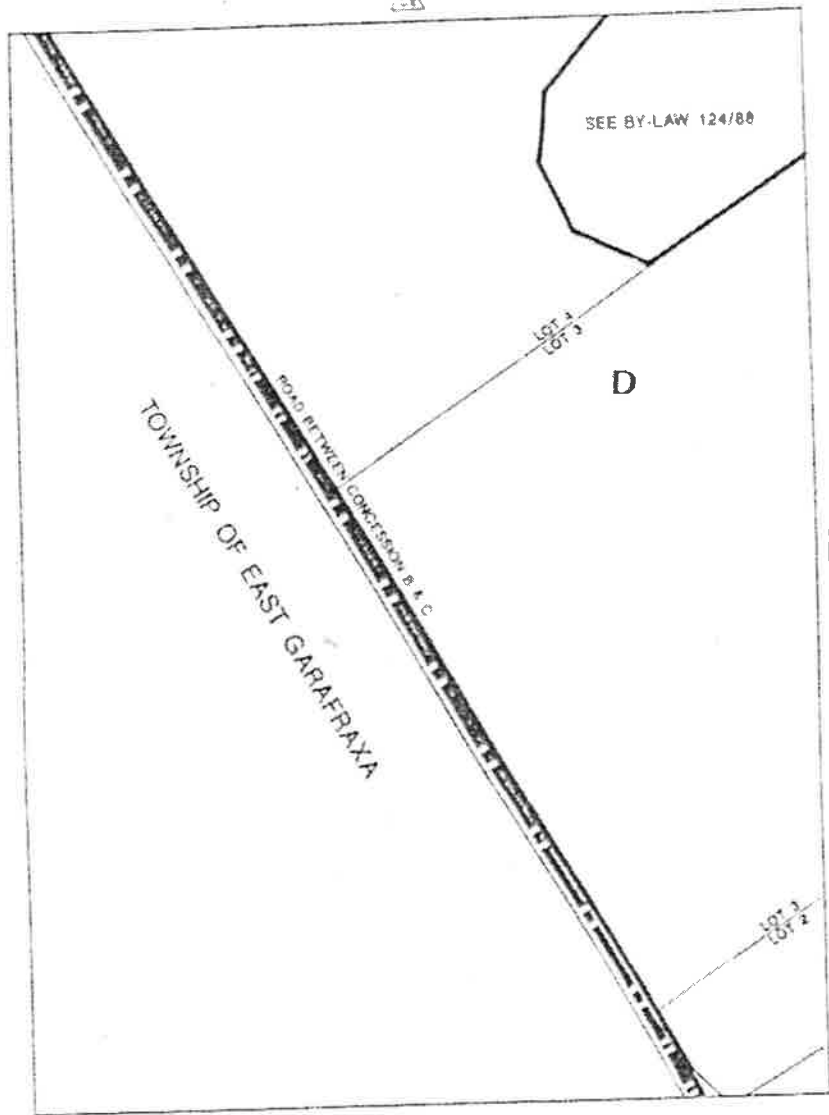
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SPECIAL PROVISIONS



SCHEDULE 'A'
TOWN OF ORANGEVILLE
ZONING BY-LAW



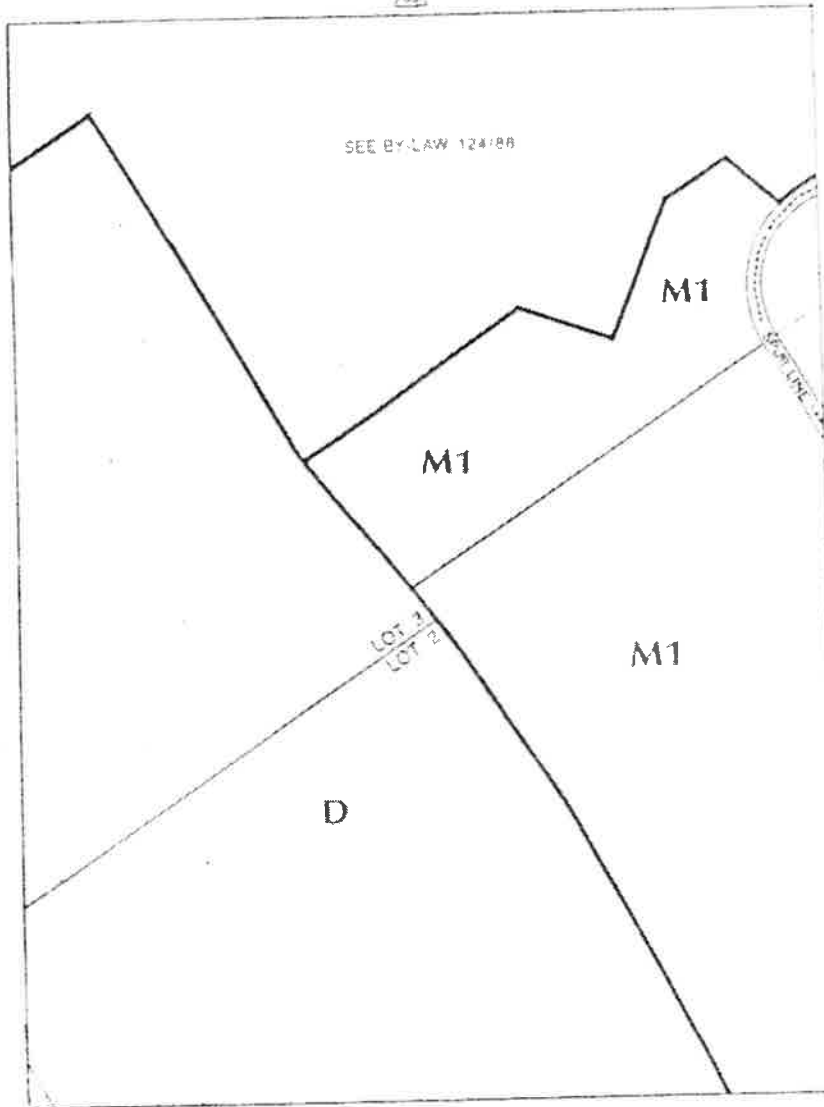
TOWNSHIP OF MONO



SCHEDULE 'A'
TOWN OF ORANGEVILLE
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SPECIAL PROVISIONS
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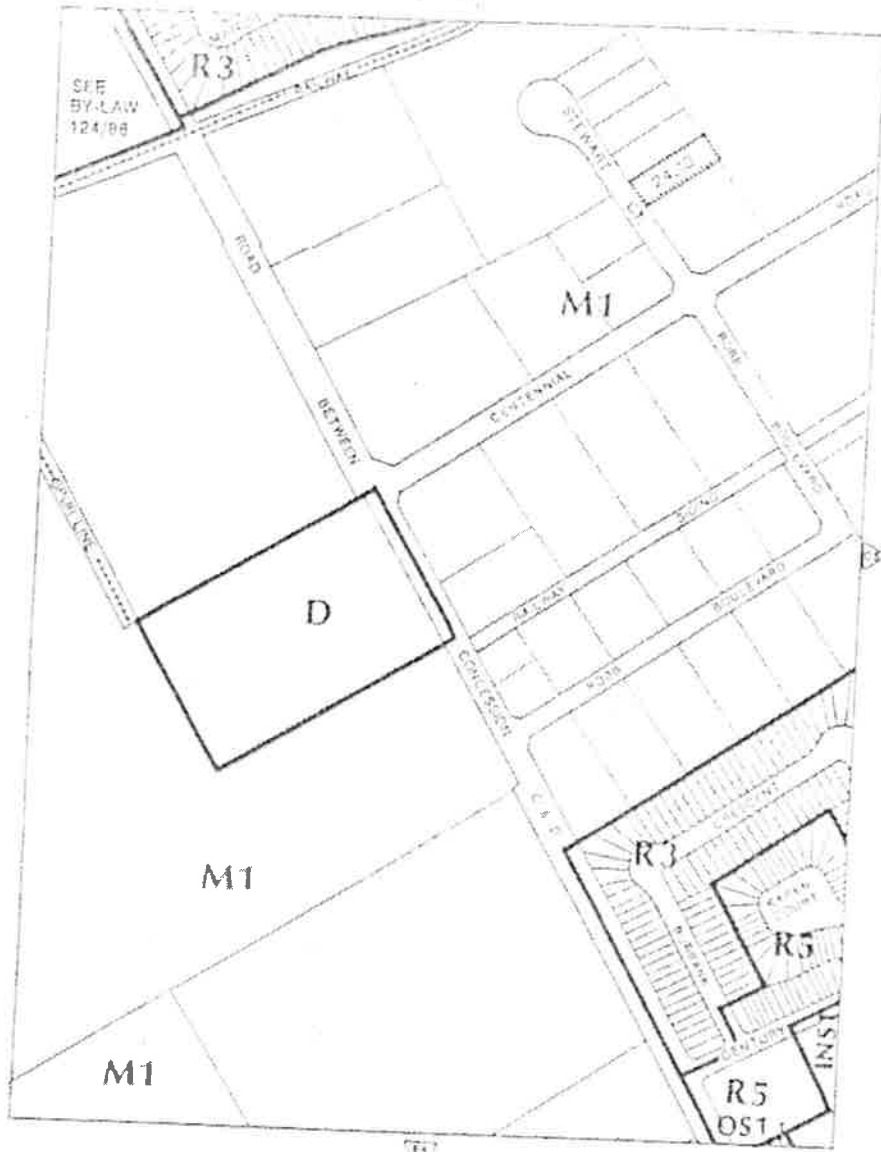
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ZONING BY-LAW

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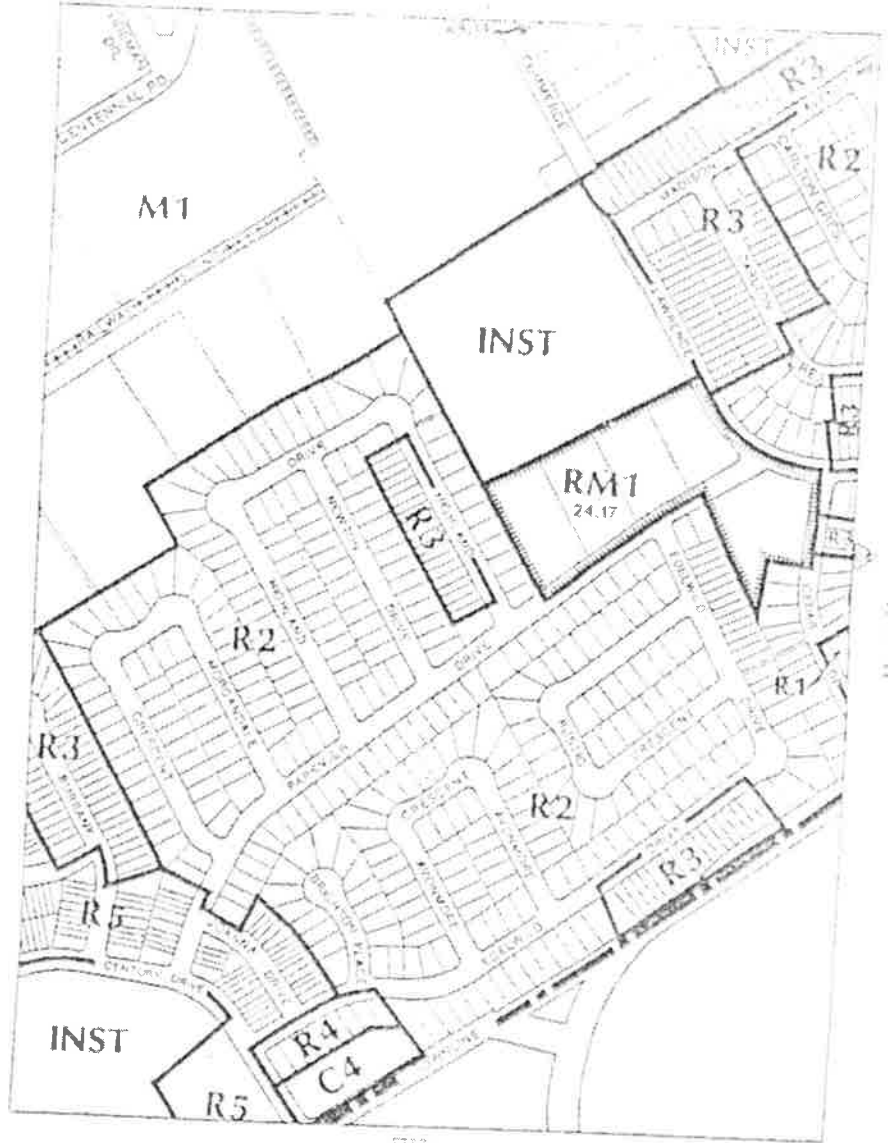


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BY-LAW
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SPECIAL PROVISIONS
REFER TO SECTION 24
OF ZONING BY-LAW

SCHEDULE 'A'
TOWN OF ORANGEVILLE
ZONING BY-LAW

ZONING MAP NO. D4



SPECIAL PROVISIONS
REFER TO SECTION 24
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SCHEDULE 'A'
TOWN OF ORANGEVILLE
ZONING BY-LAW

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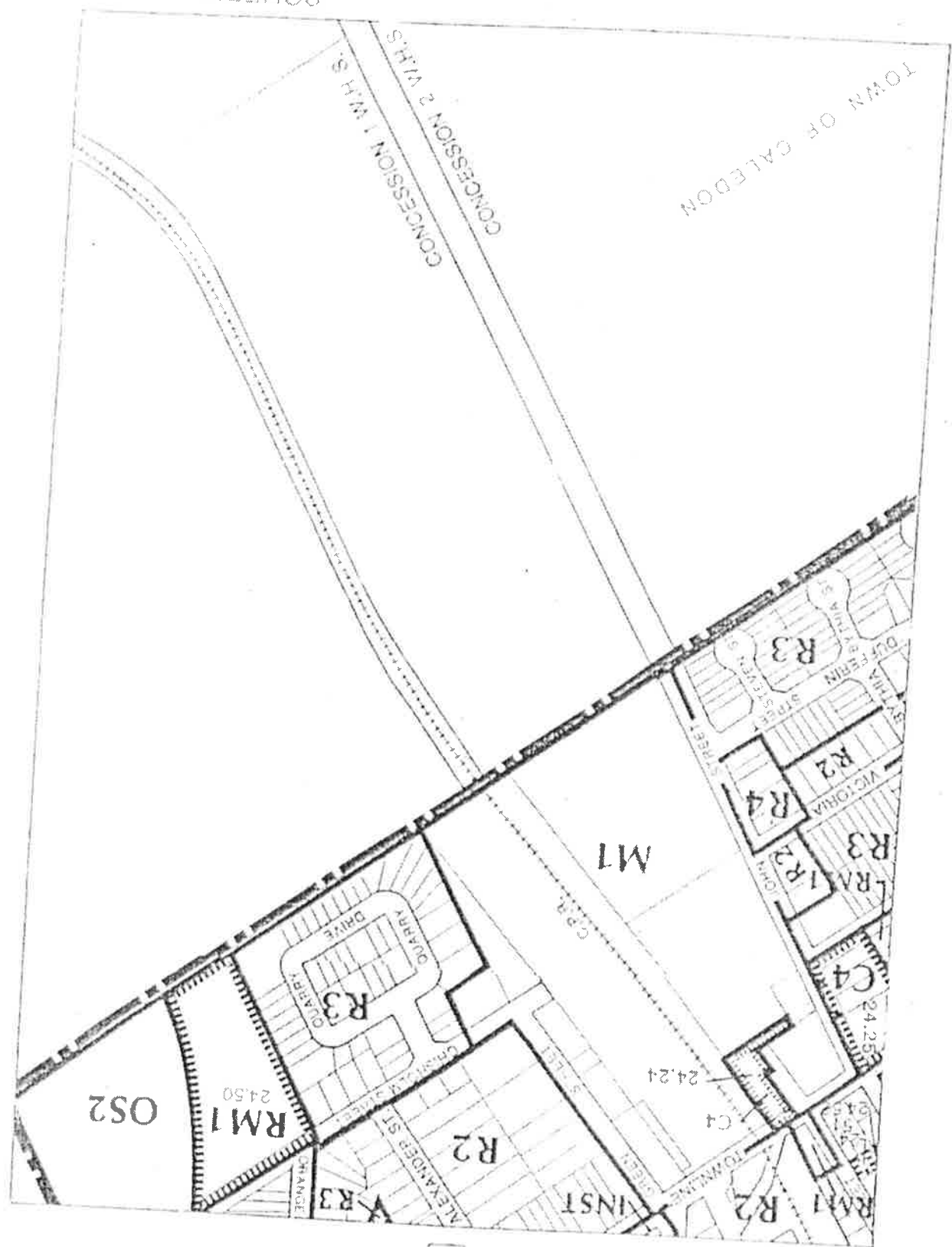
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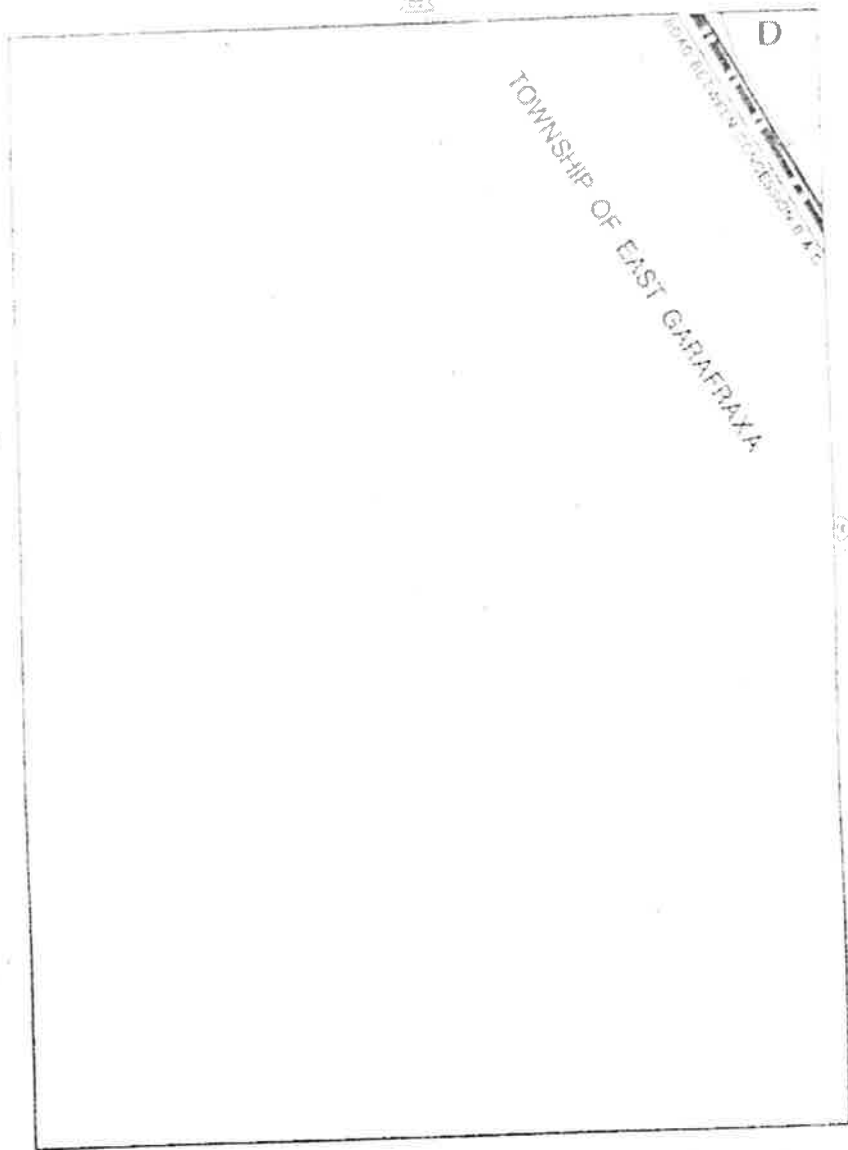
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 SPECIAL PROVISIONS
REFER TO SECTION 25
OF ZONING BY-LAW
PAGE 2

SCHEDULE 'A'
TOWN OF ORANGEVILLE
ZONING BY-LAW

SPECIAL PROVISIONS
REFER TO SECTION 24
OF ZONING BY-LAW





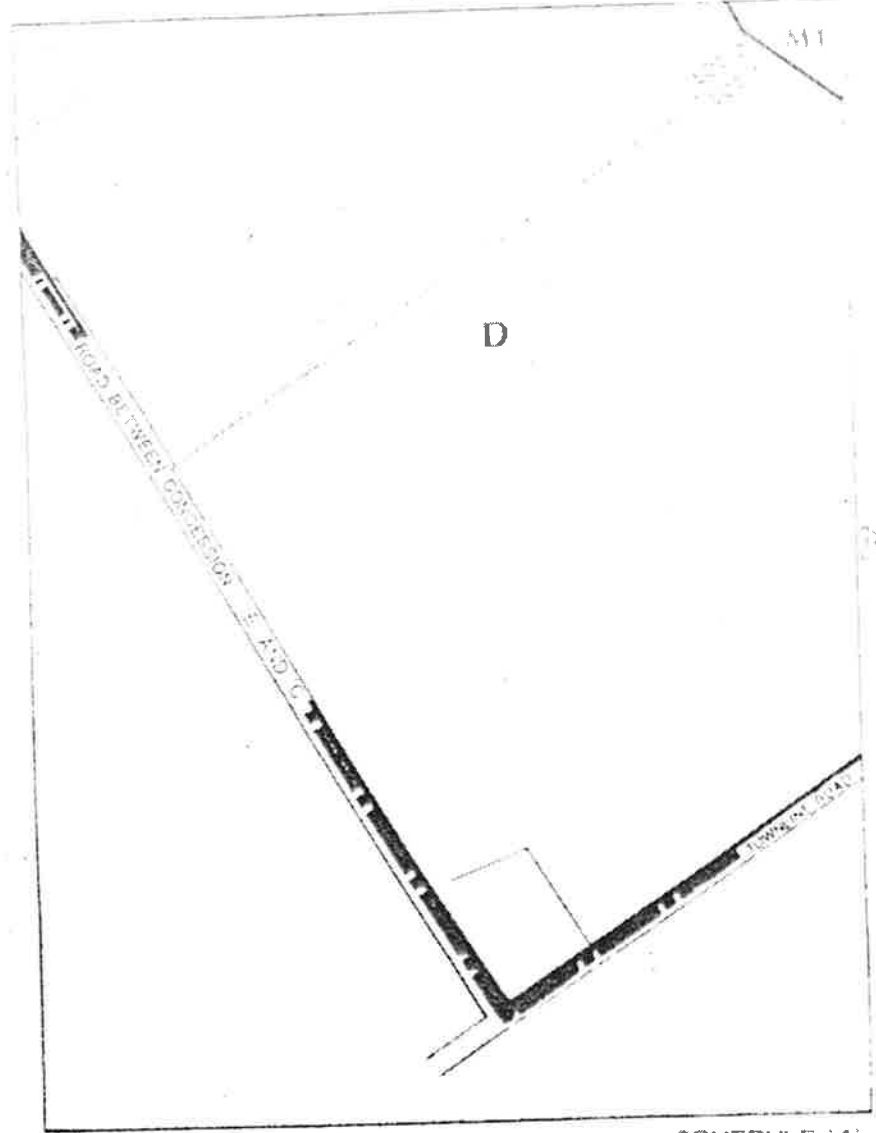
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TOWN OF ORANGEVILLE
ZONING BY-LAW



SPECIAL PROVISIONS
REFER TO SECTION 24
OF ZONING BY-LAW

ZONING MAP NO.

E2



SCHEDULE 'A'
TOWN OF ORANGEVILLE
ZONING BY-LAW



SPECIAL PROVISIONS
REFER TO SECTION 24
OF ZONING BY-LAW

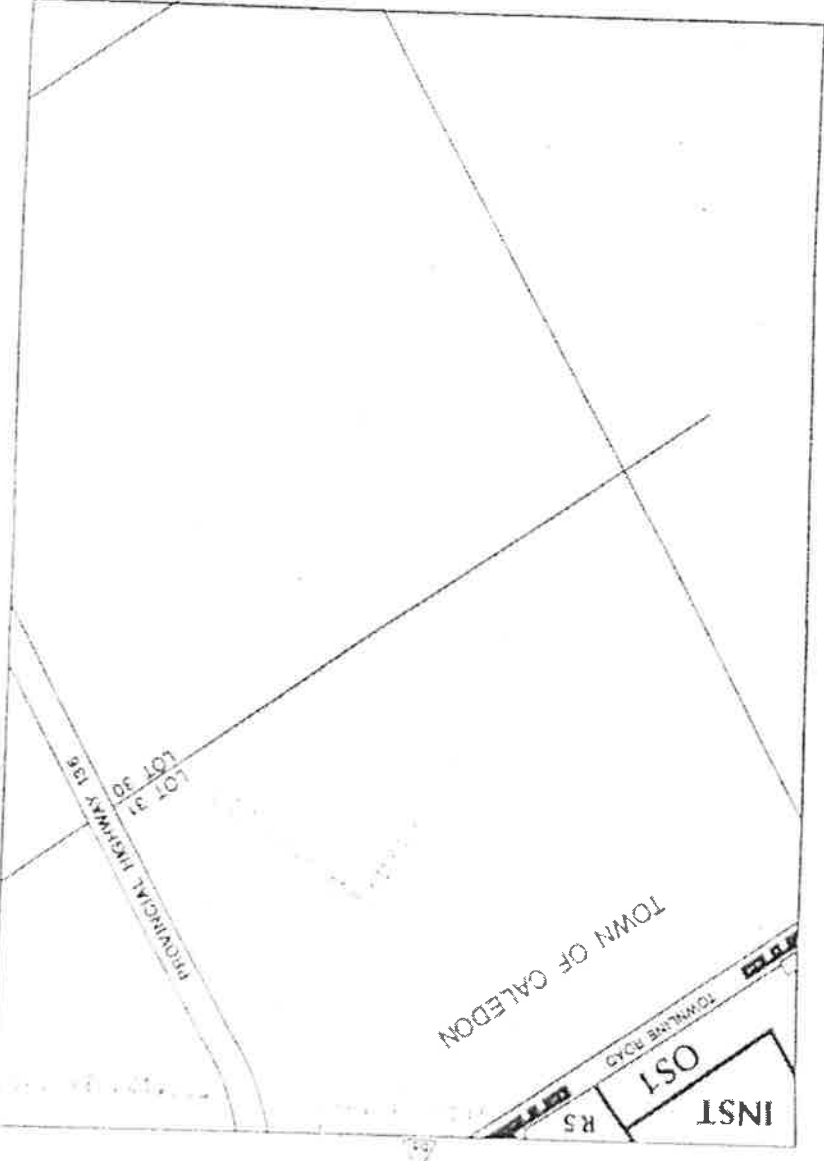
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E3

PART 44

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TOWN OF ORANGEVILLE
ZONING BY-LAW

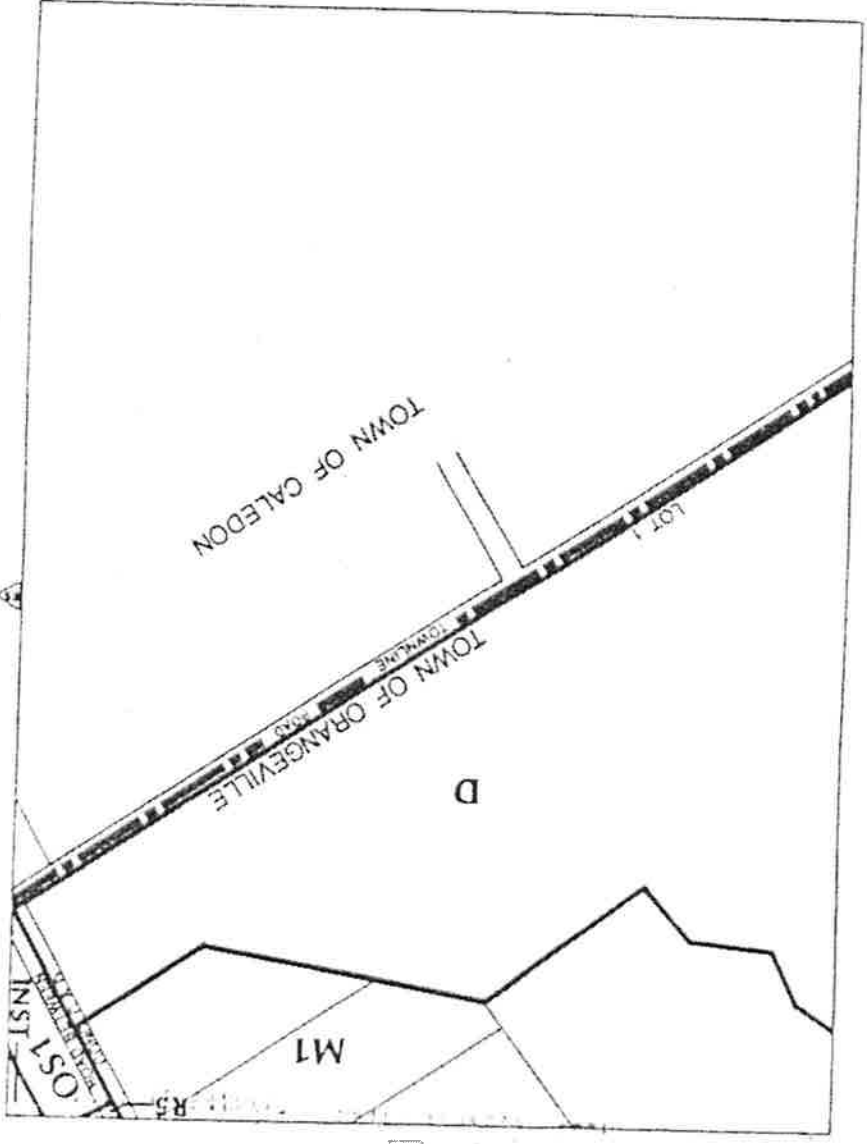
SPECIAL PROVISIONS
REFER TO SECTION 24
OF ZONING BY-LAW



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SCHEDULE 'A'
TOWN OF ORANGEVILLE
ZONING BY-LAW

SPECIAL PROVISIONS
REFER TO SECTION 24
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DP

APPENDIX 1

NOTES ON METRIC MEASURES

Linear Measures

General Conversion Factors:

Feet divided by 0.3048

Metres = Feet X 0.3048

Area Measures

General Conversion Factors:

Square Feet = Square Metre divided by 0.0929

Square Metres = Square Feet X 0.0929

Acres = Hectares divided by 0.4047

Hectares = Acres X 0.4047

Density Measures

General Conversion Factors:

Units/Hectare = Units per Acre X 2.471

Units/Acres = Unites per Hectare divided by 2.471

LINEAR

0.6m	=	1.97 feet	7.5m	=	24.61 feet
0.9m	=	2.95 feet	7.6m	=	24.93 feet
1.2m	=	3.94 feet	8.0m	=	26.25 feet
1.35m	=	4.43 feet	9.0m	=	29.53 feet
1.5m	=	4.92 feet	9.2m	=	30.18 feet
1.8m	=	5.91 feet	10.0m	=	32.81 feet
2.0m	=	6.56 feet	10.5m	=	34.45 feet
2.2m	=	7.22 feet	12.0m	=	39.37 feet
2.3m	=	7.55 feet	13.4m	=	43.96 feet
2.4m	=	7.87 feet	14.0m	=	45.93 feet
2.7m	=	8.86 feet	15.0m	=	49.21 feet
3.0m	=	9.84 feet	15.5m	=	50.85 feet
3.5m	=	11.48 feet	17.0m	=	55.77 feet
3.6m	=	11.81 feet	18.0m	=	59.06 feet
3.9m	=	12.80 feet	19.5m	=	63.98 feet
4.0m	=	13.12 feet	20.0m	=	65.62 feet
4.2m	=	13.78 feet	21.3m	=	69.88 feet
4.27m	=	14.01 feet	22.0m	=	72.18 feet
4.5m	=	14.76 feet	22.5m	=	73.82 feet
5.0m	=	16.40 feet	23.0m	=	75.46 feet
5.4m	=	17.72 feet	23.7m	=	77.76 feet
5.5m	=	18.05 feet	25.1m	=	82.35 feet
6.0m	=	19.69 feet	28.0m	=	91.86 feet
6.1m	=	20.01 feet	30.0m	=	98.43 feet
6.7m	=	21.98 feet	36.0m	=	118.11 feet
7.3m	=	23.95 feet	120.0m	=	393.70 feet

AREA

1m ²	=	10.76 sq. ft.	334m ²	=	3595.26 sq. ft.
9m ²	=	96.88 sq. ft.	350m ²	=	3767.49 sq. ft.
10m ²	=	107.64 sq. ft.	371m ²	=	3993.50 sq. ft.
13m ²	=	139.94 sq. ft.	460m ²	=	4951.56 sq. ft.
14m ²	=	150.70 sq. ft.	464m ²	=	4994.62 sq. ft.
20m ²	=	215.29 sq. ft.	500m ²	=	5382.13 sq. ft.
41m ²	=	441.33 sq. ft.	550m ²	=	5920.34 sq. ft.
42m ²	=	452.10 sq. ft.	613m ²	=	6598.49 sq. ft.
55m ²	=	592.03 sq. ft.	720m ²	=	7750.27 sq. ft.
65m ²	=	699.68 sq. ft.	800m ²	=	8611.41 sq. ft.
70m ²	=	753.50 sq. ft.	900m ²	=	9687.84 sq. ft.
90m ²	=	968.78 sq. ft.	1600m ²	=	17227.82 sq. ft.
95m ²	=	1022.60 sq. ft.	1800m ²	=	19375.67 sq. ft.
110m ²	=	1184.07 sq. ft.	1858m ²	=	20000.00 sq. ft.
115m ²	=	1237.87 sq. ft.	2000m ²	=	21528.53 sq. ft.
130m ²	=	1399.35 sq. ft.	2200m ²	=	23681.38 sq. ft.
140m ²	=	1507.00 sq. ft.	2300m ²	=	24757.80 sq. ft.
180m ²	=	1937.57 sq. ft.	3000m ²	=	32292.79 sq. ft.
275m ²	=	2960.17 sq. ft.	4000m ²	=	43057.05 sq. ft.
300m ²	=	3229.28 sq. ft.	7500m ²	=	80731.97 sq. ft.
315m ²	=	3390.74 sq. ft.	9000m ²	=	96878.36 sq. ft.

1 ha = 10,000m² or 2.471 acres
1 acre = 4046.856m² or 0.4047 ha

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