

**THE CORPORATION OF
THE TOWNSHIP OF NORTH GLENGARRY**

BY-LAW NO. 39-2000

**OFFICE CONSOLIDATION
SEPTEMBER 2013**

Prepared by

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Consulting Engineers, Architects & Planners
864 Lady Ellen Place
Ottawa, Ontario
K1Z 5M2

JLR 16975-28

**THE CORPORATION OF THE
TOWNSHIP OF NORTH GLENGARRY**

BY-LAW NO. 39-2000

Being a By-law for prohibiting the use of land for or except for such purposes as may be set out in this By-law and for prohibiting the erection or use of buildings or structures for or except for such purposes as may be set out in the By-law within the said lands, and for regulating the character and use of the said buildings or structures.

WHEREAS authority is granted under the Planning Act, to the Council of the Corporation of the Township of North Glengarry to pass this By-law;

NOW THEREFORE the Council of the Corporation of the Township of North Glengarry enacts as follows:.

BY-LAW NO. 39-2000

READ a first and second time this 14th day of August, 2000.

Grant Clark
Mayor

Leo Poirier
Clerk

READ a third time and passed this 14th day of August, 2000.

Grant Clark
Mayor

Leo Poirier
Clerk

CERTIFIED that this is a true copy of By-law No. 39-2000 enacted and passed by the Council of the Corporation of the Township of North Glengarry on August 14, 2000.

SEAL

Signed

Leo Poirier
Clerk

**THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY
ZONING BY-LAW NO. 39-2000**

OFFICE CONSOLIDATION

This is an Office Consolidation of **By-law No. 39-2000** as approved and as amended by the following approved By-laws:

ZT-01-2000, 67-2000

44-2001, 54-2001, 55-2001, 56-2001, 67-2001, 68-2001, 74-2001

01-2002, 02-2002, 03-2002, 04-2002, 05-2002, 06-2002

01-2003, 02-2003, 04-2003, 05-2003, 06-2003

01-2004, 02-2004, 03-2004, 04-2004, 05-2004, 06-2004, 07-2004, 08-2004, 09-2004, 10-2004, 11-2004, 12-2004, 13-2004, 14-2004, 15-2004, 16-2004

02-2005, 03-2005, 04-2005, 05-2005, 06-2005, 07-2005, 08-2005, 09-2005, 10-2005, 12-2005

01-2006, 02-2006, 03-2006, 04-2006, 05-2006, 06-2006, 07-2006

01-2007, 02-2007, 03-2007, 04-2007, 05-2007, 06-2007, 07-2007, 08-2007

01-2008, 02-2008, 03-2008, 04-2008

01-2009, 02-2009, 03-2009, 05-2009, 06-2009, 07-2009, 08-2009, 10-2009, 11-2009, 12-2009, 13-2009, 14-2009

01-10, 04-2010, 05-2010, 06-2010, 07-2010, 08-2010, 09-2010, 10-2010, 11-2010, 12-2010, 13-2010, 14-2010, 15-2010, 16-2010, 17-2010, 18-2010, 19-2010

01-2011, 02-2011, 03-2011, 04-2011, 05-2011, 06-2011, 07-2011, 08-2011, 09-2011, 10-2011, 11-2011, 12-2011, 13-2011, 14-2011

01-2012, zt-01-2012, 02-2012, 03-2012, 04-2012, 05-2012, 06-2012, 07-2012, 08-2012, 09-2012, 13-2012, 14-2012, 15-2012, 17-2012

01-2013,

For accurate reference, By-law No. 39-2000 and the above noted amending By-laws should be reviewed in their original form at the Township Municipal Office. Copies of the amending By-laws are attached at the end of this document.

Consolidated **September 2013**

**THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY
ZONING BY-LAW NO. 39-2000**

**OFFICE CONSOLIDATION
(TO SEPTEMBER, 2013)**

By-law Number Property Affected	Date of Passing	Date of Approval/ Full Force and Effect
ZT-01-2000 - Lot 60, Plan 28, Apple Hill	October 16, 2000	October 16, 2000
67-2000 - Part of Lot 19, Concession III, Lochiel	December 13, 2000	December 13, 2000
44-2001 - Part of Lot 11, Concession IV, Kenyon	August 13, 2001	August 13, 2001
54-2001 - 64 Lochiel Street East, Alexandria	September 10, 2001	September 10, 2001
55-2001 - N½ Lot 21, Concession II, Lochiel	September 10, 2001	September 10, 2001
56-2001 - Part of Lot 1, Concession II, Gore, Lochiel	September 10, 2001	September 10, 2001
67-2001 - Lots 14 and 15, Plan 39, Maxville	October 22, 2001	October 22, 2001
68-2001 - Part of Lot 2, Plan 14R-4617, Kenyon	October 22, 2001	October 22, 2001
74-2001 - Part of Lot 35, Concession II, Lochiel	November 26, 2001	November 26, 2001
01-2002 - Housekeeping By-law	March 25, 2002	March 25, 2002
02-2002 - Part of Lots 11, 12 and 13, Concession 21, IL, Kenyon	March 25, 2002	March 25, 2002
03-2002 - Part of Lot 37, Concession 2, Alexandria Ward	April 8, 2002	April 8, 2002
04-2002 - Part of Lots 34 and 35, Concession I, Lochiel	April 22, 2002	April 22, 2002
05-2002 - Lots 1 and 2, Concession 19 I.L., Kenyon Ward	October 28, 2002	October 28, 2002
06-2002 - Part of Lots 1, 2, 3, 4 & 5, Concession 21, I.L., Kenyon Ward	November 25, 2002	November 25, 2002
01-2003 - Part of Lots 7, Concession 18 I.L., Maxville	April 14, 2003	April 14, 2003
02-2003 - Part of Lot 1,3, Plan 5, Town of Alexandria	July 28, 2003	July 28, 2003
04-2003 - Part of Lot 35, Concession 2, Lochiel Ward	August 25, 2003	August 25, 2003
05-2003 - Part of Lot 25, Concession 9, Kenyon Ward	September 22, 2003	September 22, 2003
06-2003 - Part of Lots 8 & 9, Concession 3, Kenyon Ward	October 27, 2003	October 27, 2003

By-law Number Property Affected	Date of Passing	Date of Approval/ Full Force and Effect
01-2004 - Part of Lot 38, Concession 1, Part 4 on Reference Plan No. 14R-4479, Alexandria Ward	January 12, 2004	January 12, 2004
02-2004 - Part of Lot 33, Concession 2, Lochiel Ward	January 12, 2004	January 12, 2004
03-2004 - Part of Lot 38, Concession 1, Lochiel Ward	January 26, 2004	January 26, 2004
04-2004 - Part of Lots 35 and 36, Concession 2, Lochiel Ward	January 26, 2004	January 26, 2004
05-2004 - Part of Lot 25, Concession 8, Dunvegan, Kenyon Ward	April 13, 2004	April 13, 2004
06-2004 - North Part of Lot 25, Concession 4, Greenfield, Kenyon Ward	April 13, 2004	April 13, 2004
07-2004 - Part of Lot 5, Plan 2, Part 1 on Plan 14R-2748	April 13, 2004	April 13, 2004
08-2004 - Part of Lot 4, Concession 4, Lochiel Ward	April 26, 2004	April 26, 2004
09-2004 - Part of Lot 35 and 36, Concession 2	April 26, 2004	April 26, 2004
10-2004 - Part of Lot 38, Concession 1	May 10, 2004	May 10, 2004
11-2004 - Lots 10 and 11, Plan 148 (115 MacLeod Crescent)	July 26, 2004	July 26, 2004
12-2004 - Part of Lot 36, Concession 1, Lochiel Ward	July 26, 2004	July 26, 2004
13-2004 - Part of Lot 18, Concession 9, Kenyon Ward	March 14, 2005	March 14, 2005
14-2004 - Part West half Lot 36, Concession 8, Lochiel Ward	September 27, 2004	September 27, 2004
15-2004 - Part Lot 3, Concession 9, Lochiel Ward	October 25, 2004	October 25, 2004
16-2004 - Part of Lot 35 and 36, Concession 9, Lochiel Ward	December 13, 2004	December 13, 2004
02-2005 - Lot 6, Plan 5, Alexandria Ward	January 10, 2005	January 10, 2005
03-2005 - Part of Lot 8, Concession 6, Dalkeith, Lochiel Ward	March 14, 2005	March 14, 2005
04-2005 - Part of Lot 38, Concession 1, Alexandria Ward	February 28, 2005	February 28, 2005
05-2005 - Part of Lot 35 and 36, Plan 5, Alexandria Ward	March 29, 2005	March 29, 2005
06-2005 - Part of Lot 60, Plan 28, Apple Hill	April 28, 2005	April 28, 2005
07-2005 - Part of Lot 36, Concession 2, Block 21 Plan 170, Alexandria Ward	June 28, 2005	June 28, 2005
08-2005 - Part of Lot 8, Concession 17 IL	August 8, 2005	August 8, 2005
09-2005 - Part of Lots 1 and 2, Concession 2 and 3	September 26, 2005	September 26, 2005

By-law Number Property Affected	Date of Passing	Date of Approval/ Full Force and Effect
10-2005 - Part of Lot 37, Concession 8, Lochiel Ward	September 26, 2005	September 26, 2005
12-2005 - Part of east half of Lot A, Concession 3, Lochiel Ward	October 25, 2005	October 25, 2005
01-2006 - Part of Lot 23, Concession 3, Kenyon Ward	January 30, 2006	January 30, 2006
02-2006 - Part of Lot 36, Concession 2, Alexandria Ward	April 10, 2006	April 10, 2006
03-2006 - Part of Lot 23, Concession 5, Part 1, Plan 14R-2239, Kenyon Ward	May 23, 2006	May 23, 2006
04-2006 - Part 1, Plan 14R2334 and Part 1 and 2 Plan 14R4011	June 27, 2006	June 27, 2006
05-2006 - Part of Lot 17, Concession 1, Lochiel Ward	October 24, 2006	October 24, 2006
06-2006 - Part of Lot 36, Concession 2, Parts 6, 7, 8 Plan 14R3339, Alexandria Ward	November 9, 2006	November 9, 2006
07-2006 - General Amendment to the By-law	December 12, 2006	May 14, 2007
01-2007 - South Part of Lot 37, Kenyon Ward	February 12, 2007	February 12, 2007
02-2007 - Parts 1, 2, 3, and 4 on Plan 14R4417	February 12, 2007	February 12, 2007
03-2007 - Part of Lot 34, Concession 2, Lochiel Ward, Part 1 to Part 9, Plan 14R2011, 20545 McCormick Rd	April 10, 2007	April 10, 2007
04-2007 - Part of Lot 8, Concession 4, Lochiel Ward, Part 1 on Plan 14R4648, 21900 Glen Sandfield Road	April 10, 2007	April 10, 2007
05-2007 - Part of Lot 36 & 37, Concession 2, Plan 14R-399, Alexandria Ward	May 14, 2007	May 14, 2007
06-2007 - Part of Lot 36 & 37, Concession 2, Parts 1 to 8 Plan 14R-3399, Alexandria Ward	June 25, 2007	June 25, 2007
07-2007 - Part of Lot 5, Concession 18 I.L., Maxville Ward	July 9, 2007	July 9, 2007
08-2007 - Part of Lot 4, Concession 14, I.L. Kenyon Ward	August 13, 2007	August 13, 2007
09-2007 - Part 1, Concession 2, Part 2 on plan 14R4467	August 13, 2007	August 13, 2007
01-2008 - Part of Lot 18, Concession 8, Kenyon Ward	April 14, 2008	April 14, 2008
02-2008 - Part of Lot 18, Concession 4, Kenyon Ward	May 12, 2008	May 12, 2008
03-2008 - General Amendment	January 12, 2009	January 12, 2009
04-2008 - Part of Lot 35, Concession 1, Plan 14R4545, Lochiel Ward	November 24, 2008	November 24, 2008
01-2009 - Lot 15, Conc. 3, Lochiel Ward	January 12, 2009	January 12, 2009

By-law Number Property Affected	Date of Passing	Date of Approval/ Full Force and Effect
02-2009 - Part Lots 33, 34, Concession 2, RP14R-4318 Part 2, Lochiel Ward	March 23, 2009	March 23, 2009
03-2009 - General Amendment	May 25, 2009	May 25, 2009
05-2009 - General Amendment		
06-2009 - East Part Lot 7, Concession 3, Part 2 on Plan 14R-3299, Kenyon Ward	June 22, 2009	June 22, 2009
07-2009 - lots fronting James Street, Alexandria	June 22, 2009	June 22, 2009
08-2009 - Lot 5, Concession 3, Lochiel Ward	August 24, 2009	August 24, 2009
10-2009 - Part of Lots 36 and 37, Concession 1, Alexandria	December 14, 2009	December 14, 2009
11-2009 - Lot 8, Concession 3, Lochiel Ward	September 14, 2009	September 14, 2009
12-2009 - Lot 1, Concession 3, RP14R-3989, Part 1, Township of North Glengarry	September 28, 2009	September 28, 2009
13-2009 - General Amendments	September 28, 2009	September 28, 2009
14-2009 - Lot 24, Concession 1, Lochiel Ward	November 23, 2009	November 23, 2009
01-2010 - Part of Lot 2, Concession 3, Alexandria	January 25, 2010	January 25, 2010
04-2010 - Lot 34, Concession 4, Kenyon Ward	February 8, 2010	February 8, 2010
05-2010 - Lot 3, Concession 6, Lochibel Ward	February 8, 2010	February 8, 2010
06-2010 - Lots 10, 11, 12, Concession 17, Indian Lands, Maxville	February 16, 2010	February 16, 2010
07-2010 - Lot 8, Concession 17, I.L. Maxville	April 12, 2010	April 12, 2010
08-2010 - Lot 37, Concession 2, Alexandria	August 9, 2010	August 9, 2010
09-2010 - Lot 7&8, Concession 12, I.L., Kenyon West	August 9, 2010	August 9, 2010
10-2010 - Part of Lot 1, Concession 2, Township of North Glengarry	June 14, 2010	June 14, 2010
11-2010 - Lot 7, Concession 8, Lochiel Ward	May 10, 2010	May 10, 2010
12-2000 - Lot 16, Concession 1, Lochiel Ward	August 9, 2010	August 9, 2010
13-2010 - Lot 23, Concession 6, Township of North Glengarry	July 12, 2010	July 12, 2010
14-2010 - Lot 2, 3, 4, 5, Concession 8, Dunvegan	August 9, 2010	August 9, 2010
15-2010 - Lot 19, Concession 4, Lochiel Ward	July 12, 2010	July 12, 2010
16-2010 - 197Hwy 43, Alexandria	September 13, 2010	September 13, 2010
17-2010 - Concession 3 Part Lot 1, Concession 2 Lot 38 being part 1 on 14R-2962	November 8, 2010	November 8, 2010

By-law Number Property Affected	Date of Passing	Date of Approval/ Full Force and Effect
18-2010 - Lot 33, Concession 6, Lochiel Ward	September 13, 2010	September 13, 2010
19-2010 - Concession 2 Part Lot 37, 43 Bishop St N, Alexandria	January 10, 2011	January 10, 2011
01-2011 - Lot 9, Concession 9, Lochiel Ward	February 7, 2011	February 7, 2011
02-2011 - Part of Lot 2, Concession 3, Plan 14R-3035, Parts 1, 5 & 6, Alexandria	March 21, 2011	March 21, 2011
03-2011 - Part of Lots 38, Concession 1, 580 Main St., Alexandria	August 9, 2011	August 9, 2011
04-2011 - Lot E1/2 35, Concession 8, Lochiel Ward	July 12, 2011	July 12, 2011
05-2011 - Lot A, Concession 4, Lochiel Ward	July 12, 2011	July 12, 2011
06-2011 - Concession 15, IL, Lot 9, 10, 11, Township of North Glengarry	September 12, 2011	September 12, 2011
07-2011 - Concession 1, Lot 38, Part 5 on Plan RP14R-688, Massie Crescent, Alexandria	September 12, 2011	September 12, 2011
08-2011 - Lot 35, 36, Concession 9, Township of North Glengarry	August 9, 2011	August 9, 2011
09-2011 - Lot 7, Concession 8, Township of North Glengarry	September 12, 2011	September 12, 2011
10-2011 - Lot 22, 23, Concession 2, Township of North Glengarry	September 12, 2011	September 12, 2011
11-2011 - Concession 1, Lot 38, Part 1 on Plan RP14R-3756, Massie Crescent, Alexandria	December 12, 2011	December 12, 2011
12-2011 - Concession 6, Lot 8, 21892 Laggan Ra, Dalkeith	November 21, 2011	November 21, 2011
13-2011 - Lot 23 & 24, Concession 8, Township of North Glengarry	November 21, 2011	November 21, 2011
14-2011 - Concession 1, Lot 1 - 3704 Highway #34, Alexandria	December 12, 2011	December 12, 2011
01-2012 - Lot 31, Concession 5, 20705 Lochiel Rd, Township of North Glengarry	February 13, 2012	February 13, 2012
(Temporary) 01-2012 - Plan 32 Blk P Part of Lots 1, 2, and 3, 4, 46 Main Street, Maxville	September 10, 2012	September 10, 2012
02-2012 - Concession 9, Lot 25, Part 3, 4, 5, 6 on Plan RP14R-3651 County Rd 24, Dunvegan	February 13, 2012	February 13, 2012
03-2012 - Concession 2, Lot 38, Part 1, 2, 3 on Plan RP14R- 2260 McDougald Ave., Alexandria	February 13, 2012	February 13, 2012
04-2012 - Plan 32 Blk A Part Lot 6 - 11, Main St. South, Maxville	April 23, 2012	April 23, 2012

By-law Number Property Affected	Date of Passing	Date of Approval/ Full Force and Effect
05-2012 - Lot 14 & 15, Concession 3, Lochiel, Township of North Glengarry	April 10, 2012	April 10, 2012
06-2012 - West Half Lot 9, Concession 3, Township of North Glengarry	May 14, 2012	May 14, 2012
07-2012 - Lot 38, Concession 1 - 580 Main St, Alexandria	May 14, 2012	May 14, 2012
08-2012 - Lot A, Concession 3 - 2881 Dalkeith Road, Township of North Glengarry	May 28, 2012	May 28, 2012
09-2012 - Lot A, Concession 3, 2845 Dalkeith Road, Township of North Glengarry	May 28, 2012	May 28, 2012
13-2012 - Concession 2, Lot 38 RP RP14R-6, Part 3, 182 Main St N, Alexandria	August 13, 2012	August 13, 2012
14-2012 - Concession 9 S Part Lot 33 - 18635 Country Rd 24, Dunvegan	August 13, 2012	August 13, 2012
15-2012 - Concession 3 N1/2, Part Lot 9 - 21860 Menard Rd, Township of North Glengarry	September 10, 2012	September 10, 2012
17-2012 - Concession 6, S1/2 Pt Lot 3, 22210 Binette Rd, Township of North Glengarry	December 10, 2012	December 10, 2012
01-2013, Concession 1, Part 1, Township of North Glengarry	February 11, 2013	February 11, 2013

**THE CORPORATION OF THE
TOWNSHIP OF NORTH GLENGARRY
ZONING BY-LAW**

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SECTION 1
AUTHORIZATION AND ADMINISTRATION

1.1 Title

This By-law shall be known as the "Zoning By-law" or By-law No. 39-2000 of the Corporation of the Township of North Glengarry.

1.2 Defined Area

The provisions of this By-law shall apply to all lands within the boundaries of the Township of North Glengarry.

1.3 Scope

No land shall be used and no buildings or structures shall be erected, altered, enlarged, or used within the Township of North Glengarry except in conformity with the provisions of this By-law. This By-law shall not reduce or mitigate any restrictions lawfully imposed by an authority having jurisdiction to make such restrictions. No person shall change the purpose for which any land, building or structure is used, or erect any new building or structure or addition to any existing building or structure or sever any lands from an existing parcel if the effect of such action is to cause the original, adjoining or remaining lands, buildings or structures to be in contravention of this By-law.

1.4 Violations and Penalties

Any person convicted of a breach of any of the provisions of this By-law shall be liable to a fine not to exceed one thousand dollars (\$1,000.00) exclusive of costs for each such offence, and every penalty shall be recoverable under the Provincial Offences Act, R.S.O. 1970, c.450.

1.5 Remedies

Where any building, structure or use is in contravention of any provisions of this By-law, such contravention may be restrained by action at the instance of any ratepayer or of the Corporation.

1.6 Effective Date

This By-law shall, come into full force and effect as of the date of passing hereof by Council.

1.7 Validity

Should any section, clause or provision of this By-law be held by a court of competent jurisdiction to be invalid, the validity of the remainder of the By-law shall not be affected.

1.8 Administrator

This By-law shall be administered by a person designated by the Council of the Township of North Glengarry as the "Zoning Administrator".

1.9 Inspection of Premises

The Zoning Administrator or any employee of the Corporation acting under his direction, may, at any reasonable hour, request entry to inspect a property or premises for the purpose of carrying out his duties under this By-law. Notwithstanding the foregoing, the Zoning Administrator, By-law Enforcement Officer or other employee shall not enter into a dwelling unit without the consent of the occupant except under the authority of a search warrant.

1.10 Licences and Permits

No municipal permit, certificate, or licence shall be issued for a proposed use of land or a proposed erection, alteration, enlargement or use of any building or structure that is in contravention of any provision of this By-law. In addition, where the approval of another agency or authority is required, such approval shall be obtained and submitted to the Zoning Administrator at the time of application for a building permit.

1.11 Certificate of Occupancy

No change shall be made in the type of use of any land, building or structure within any zone, without first obtaining a Certificate of Occupancy from the Municipality.

1.12 Applications and Plans

In addition to the requirements of any Building By-law, every application for a building permit shall be accompanied by a plan, in duplicate, drawn to scale and showing the following:

- (a) the true dimensions of the lot to be built upon or otherwise used;

- (b) the proposed location, height and dimensions of any building, structure or use proposed for such lot;
- (c) the proposed locations and dimensions of yards, landscaped open spaces, parking areas and loading spaces required by this By-law;
- (d) the location of all existing buildings or structures on the lot; and
- (e) a statement signed by the owner, disclosing the exact use proposed for each building, structure or use and giving all information necessary to determine if such proposed or existing building, structure or use conforms to the requirements of this By-law.

1.13 Interpretation

The provisions of the By-law shall be held to be the minimum requirements except where the word maximum is used in which case the maximum requirement shall apply.

In this By-law the word "shall" is mandatory; words in the singular include the plural; words in the plural include the singular; words in the present tense include the future; the masculine includes the feminine.

1.14 Repeal of Existing By-laws

All existing By-laws of the former municipalities of Alexandria, Kenyon, Lochiel and Maxville, and of the Corporation of the Township of North Glengarry enacted pursuant to Section 34 of the Planning Act, as they may affect the lands which are governed by this By-law, are hereby repealed and such repeal shall come into effect upon the date that this By-law comes into force.

1.15 Request for Amendment

Every request for an amendment to this Zoning By-law shall be accompanied by 2 completed copies of the Corporation's "Application for Amendment to Zoning By-law".

1.16 Building Permit Issued

Nothing in this By-law shall prevent the erection or use of any building or structure for a purpose prohibited by this By-law if the plans for such building or structure were approved by the Chief Building Official prior to the date of passing of this By-law, provided that:

- (i) when the building or structure is erected, it shall be used and shall continue to be used for the purpose for which the building permit was issued; and

- (ii) the erection of such building or structure is commenced within 2 years of the date of passing of this By-law and provided the erection of such building or structure is completed within a reasonable time after the erection hereof is commenced.

1.17 Conflict

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In the event of a conflict between this By-law and amendments thereto and any other general or special By-law of the Municipality, the most restrictive By-law shall prevail.

SECTION 2 DEFINITIONS

For the purpose of this By-law, the definitions and interpretations given in this Section shall apply:

2.1 Accessory shall mean a use, building or structure customarily incidental and subordinate to the principal use and located on the same lot with such main use.

2.2 Agricultural Use shall mean the use of land, building or structures for:

- (a) the growing of crops, including all related activities such as soil preparation, manure or fertilizer spreading, planting, spraying, irrigating, harvesting and also including the storage and sale of crops;
- (b) the raising, boarding, keeping and sale of all forms of domestic livestock, except dogs or exotic animals, including all related activities such as breeding, raising, training, feeding and grazing and including the breeding and raising of poultry, bees or fish;
- (c) the production of animal products such as milk, eggs, wool, fur or honey, including related activities such as the collection, storage and sale of products;
- (d) topsoil mixing, a greenhouse or nursery garden, including storage and sale of the products;
- (e) and also including the use and storage of all forms of equipment or machinery needed to accomplish the foregoing activities.

Agricultural use shall not be construed to include commercial or industrial activities related to agriculture such as abattoirs, tanneries, grain drying and sale outlets, manufacturing or processing activities involving farm crops or animal products.

2.3 Alter shall mean:

- (a) with reference to a building or part thereof, to change any one or more of the external dimensions of the building or to change the type of construction of the exterior walls or roof;
- (b) with reference to a lot, to change the area, frontage or depth thereof; to change the width, depth or area of any required yard, landscaped open space or parking area; or to change the location of any boundary of such lot with respect to a street or lane, whether such alteration is made by conveyance or alienation of any portion of such lot or otherwise.

Altered and alteration shall have corresponding meanings.

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- 2.4 **Animal Hospital** shall mean a building or part of a building used by a veterinary surgeon where companion domestic animals (household pets) and birds are kept for treatment including surgery, and where veterinary drugs and other related products, including pet food, may be sold. The treatment of livestock (cattle, horses, etc.) and similar animals is specifically excluded.
- 2.5 **Attached** shall mean a building or structure otherwise complete in itself, which depends for structural support, or complete enclosure, upon a division wall or walls shared in common with adjacent buildings or structures.
- 2.6 **Attic** shall mean that portion of a building immediately below the roof and wholly or partly within the roof framing.
- 2.7 **Automobile Service Station** shall mean a building where gasoline, propane, diesel fuel or oil is kept for sale, where only minor or emergency repairs essential to the actual operation of motor vehicles may also be performed, where grease, anti-freeze, tires, spark plugs and other automobile accessories may be sold incidentally, and where motor vehicles may also be oiled, greased, or washed, but where no other activities of a commercial garage are carried on.
- 2.8 **Automotive Store** shall mean an establishment primarily engaged in the retail sale of vehicle parts, accessories and tools. Accessory uses may include service bays for performing maintenance and repair operations on motor vehicles. This definition shall not include any establishment otherwise defined herein or specifically named elsewhere in this By-law.
- 2.9 **Basement** shall mean that portion of a building between two floor levels which is partly underground but which has at least one-half of its height from finished floor to finished ceiling above the average level of ground adjacent to the exterior walls of the building.
- 2.10 **Boarding House** shall mean a building or portion thereof other than a hotel where lodging with or without meals is provided for compensation and shall include a lodging or rooming house.
- 2.11 **Boat House** shall mean a detached accessory building, or structure or portion of a dwelling house which is designed or used for the sheltering of a boat or other form of water transportation and storage of household equipment incidental to the residential occupancy of the lot.

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- 2.12 Building** shall mean a structure having a roof supported by columns or walls or directly on the foundation and used for the shelter and accommodation of persons, animals or goods:
- (a) **Accessory Building** shall mean a building customarily incidental and subordinate to the main use or building and located on the same lot with such main use or building.
 - (b) **Main Building** shall mean the building serving the principal or primary uses for which the lot was purchased, leased or rented.
 - (c) **Temporary Building** shall mean a building or structure intended for removal or demolition within a prescribed time, not exceeding two years, as set out in a building permit.
- 2.13 Building By-law** shall mean any By-law of the Corporation passed pursuant to the Building Code Act.
- 2.14 Building Contractor's Shop or Yard** shall mean a place of business for persons employed in building trades such as painting, plumbing, electrical work, masonry, metal working and carpentry, or truck, bulldozer, loader and backhoe operating and such place of business may be used for the storage of equipment, materials and vehicles which are used on construction sites and may include such related uses as office space, or maintenance facilities, and may also include a retail business, sales counter or a wholesale business as an accessory use.
- 2.15 Building Line** shall mean a line within a lot drawn parallel to a lot line establishing the minimum distance between that lot line and any portion of a building or structure which may be erected.
- 2.16 Building Supply Centre** shall mean a building or part of a building or a place where building supplies such as lumber, millwork, siding, roofing, plumbing, electrical, heating, air conditioning, home improvement and similar goods are stored, displayed or kept for sale at retail or wholesale.
- 2.17 Carport** shall mean a covered parking area which is open on at least two sides.
- 2.18 Car Washing Establishment** shall mean a building or structure or part thereof containing facilities for washing automobiles, either by production line methods and mechanical devices, or by a self-service operation.

- 2.19 Cellar** shall mean that portion of a building between two floor levels which is partly or wholly underground but which has more than one-half of its height from finished floor to finished ceiling below the average level of ground adjacent to the exterior walls of the building.
- 2.20 Chief Building Official** shall mean the officer or employee of the Corporation charged with the duty of enforcing the provisions of the Building Code Act, together with any regulations made thereunder, and the provisions of the Building By-law.
- 2.21 Clinic** shall mean a building or part of a building used for the medical, dental, surgical or therapeutical treatment of human beings but does not include a public or private hospital.
- 2.22 Commercial Club** shall mean a building or premises used as an athletic, recreational or social club operated for gain or profit.
- 2.23 Community Centre** shall mean a building, structure or premises where facilities are provided for athletic, civic, educational, political, religious or social events. This definition may include an arena, **auditorium**, gymnasium, hall, stadium, theatre or similar use.
- 2.24 Conservation Use** shall mean a use related to the preservation of natural resources or the natural environment.
- 2.25 Convenience Store** shall mean an establishment where food, tobacco, drugs, periodicals or similar items of household necessity are kept for retail sale to residents of the immediate neighbourhood or area.
- 2.26 Corporation** shall mean the Corporation of the Township of North Glengarry.
- 2.27 Council** shall mean the Council of the Corporation of the Township of North Glengarry.
- 2.28 County** shall mean the Corporation of the United Counties of Stormont, Dundas and Glengarry.
- 2.29 Coverage** shall mean the percentage of lot area covered by the ground floor area of all principal buildings located thereon.

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- 2.30 Custom Workshop** shall mean a building or part of a building where goods such as leather crafts, wood crafts and similar individual custom productions which are non-offensive are made but does not include any establishment where the manufacture of goods is performed on a mass production or assembly line basis nor any shop or factory otherwise defined in this By-law.
- 2.31 Day Nursery** shall mean a place where temporary care of children is provided which must be licensed by the province and operated in accordance with the Day Nurseries Act.
- 2.32 Dry Cleaning or Laundry Outlet** shall mean a building used for the purpose of receiving articles or goods of fabric to be subjected elsewhere to the process of cleaning or dyeing. Such establishment may also be used for pressing and/or distributing any articles or goods which have been received therein.
- 2.33 Dwelling** shall mean a building used or intended to be used for human habitation and in which all usual domestic functions may be carried on. For the purposes of this By-law, dwelling shall not include a mobile home as defined herein.
- (a) **Accessory Dwelling** shall mean a single detached dwelling which is accessory to a permitted non-residential use, located on the same lot therewith and is occupied either by the family of the owner of such non-residential use or by a family of a person employed on the lot where such dwelling is located.
 - (b) **Apartment Dwelling** shall mean a building consisting of three or more independent dwelling units other than a row house dwelling.
 - (c) **Converted Dwelling** shall mean a building originally designed as a single detached dwelling, the interior of which has been altered or converted so as to provide therein no more than four (4) dwelling units, with or without separate entrances, none of which shall be located in the cellar of the dwelling but which may be located partially in the basement.
 - (d) **Duplex Dwelling** shall mean a dwelling that is divided horizontally into two dwelling units.
 - (e) **Row House Dwelling** shall mean a dwelling that is divided vertically into three or more dwelling units.
 - (f) **Seasonal Dwelling** shall mean a single dwelling used as an occasional resort for vacation, recreation, rest and relaxation purposes by a person who regularly resides in a permanent dwelling at another location.
 - (g) **Semi-Detached Dwelling** shall mean a dwelling that is divided vertically into two dwelling units.

- (h) **Single Detached Dwelling** shall mean a dwelling containing only one dwelling unit.
- 2.34 Dwelling Unit** shall mean one or more rooms designed as a housekeeping unit, used or intended to be used as a domicile by one or more persons and in which separate cooking, eating, living, sleeping and sanitary facilities are provided for the exclusive use of the occupants, with a private entrance from outside the building or from a common hallway or stairway inside the building. A dwelling unit shall contain only one full kitchen.
- (a) **Accessory Dwelling Unit** shall mean a dwelling unit which is part of and accessory to a permitted non-residential building and is occupied by the family of the owner of the non-residential building or by the family of a full time employee on the lot where such dwelling unit is located.
- (b) **Apartment Accessory (also known as secondary unit)** shall mean a self-contained dwelling unit created through the conversion of part of or the addition on to an existing dwelling (single detached, semi-detached, or row house only), with or without a separate entrance, locating within and subordinate to an existing dwelling, that contains its own separate cooking and bathroom facilities in addition to the usual living quarters.
- 2.35 Erect** shall mean build, construct, reconstruct, remove or relocate and shall include any preliminary physical operations such as cutting, grading, excavating, filling or draining, or any altering of an existing building by an addition, extension or other structural change, or any work which requires a building permit.
- 2.36 Established Building Line, Rural** shall mean the average setback from the street line of existing buildings in either the Agriculture, Rural or Rural Residential Zones when at least five buildings have been erected on any one side of a continuous 200 metres of land with street frontage.
- 2.37 Established Building Line, Urban** shall mean the average setback from the street line of existing buildings in the Residential Zones (R1, R2,....) on one side of one block where more than one-half of the frontage of the said side of the block has been built upon.
- 2.38 Existing** shall mean existing as of the date of final passing of this By-law by Council.
- 2.39 Family** shall mean one or more individuals whether or not related by blood, marriage or legal adoption, who live together in one dwelling unit and maintain a common household. Family shall also include domestic servants, nursing aids and not more than 2 boarders or lodgers.

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- 2.40 Farm Equipment Dealer** shall mean an agency which offers for sale, and maintains and repairs machinery normally used in farming.
- 2.41 Farm Produce Outlet** shall mean a use accessory to a permitted farm which consists of the retail sale of agricultural products produced on the farm where such outlet is located.
- 2.42 Farmer's Market** shall mean an establishment or premises where the farm products of a local farming community are sold at retail from unenclosed or open air areas designated for individual retailers.
- 2.43 Finished Grade** shall mean:
- (a) when used with reference to a building, the average elevation of the finished surface of the ground where it meets the exterior of the front of such building;
 - (b) when used with reference to a structure, the average elevation of the finished surface of the ground immediately surrounding such structure;
 - (c) when used with reference to a street, road or highway, the elevation of the street, road or highway established by the Township or other designated authority.
- 2.44 Flea Market** shall mean an occasional or periodic market held in a building or in an open area where persons offer second hand goods, new articles or antiques for sale at retail but shall not include any other establishment defined herein.
- 2.45 Floodline** shall mean the line which delimits the area that would be flooded with an expected average frequency of once in 100 years. Engineered floodline mapping illustrating the extent of the floodplains are filed in the offices of the Corporation and the Raisin Region Conservation Authority and the South Nation Conservation Authority.
- 2.46 Flood Plain** means the area, usually low lands, adjoining a watercourse which has been or may be covered by flood water. These areas are delineated by floodlines.
- 2.47 Floor Area** shall mean:
- (a) for a dwelling or dwelling unit, the total area of the storeys contained within the outside walls of the dwelling or dwelling unit exclusive of any garage, carport, porch, verandah, sunroom, unfinished attic, unfinished basement or unfinished cellar.

- (b) for a building other than a dwelling or dwelling unit, the total area of all the floors contained within the outside walls of the building.

In all cases, only that floor area having a clear height to the ceiling of at least 2.2 metres shall be considered in the calculation of the floor area. The minimum floor area requirements for a dwelling as required in this By-law will apply to the floor area above finished grade.

- 2.48 Fuel Storage Tank** shall mean a tank for 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 legally and properly kept in a retail store or a tank for storage merely incidental to some other use of the premises where such tank is located.
- 2.49 Garden Suite** shall mean a detached portable housing unit intended for the use of an elderly member of the immediate family which may be located on the same property with an existing single detached dwelling where the family is residing.
- 2.50 Gasoline Retail Facility** shall mean an establishment or a lot where the retail sale of gasoline or other petroleum products for motor vehicles constitutes either the sole use, such as a gas bar, or an accessory use such as a self serve facility in combination with a retail store. This definition shall not include an automobile service station or commercial garage.
- 2.51 Golf Course** shall mean a public or private area operated for the purpose of playing golf and includes a part 3 golf course, but does not include a driving range, a miniature golf course, or similar use.
- 2.52 Group Home** shall mean a single housekeeping unit in a residential dwelling in which up to eight unrelated residents, excluding supervisory staff or the receiving family, live as a family under responsible supervision consistent with the requirements of its residents and only if licensed or approved under provincial statutes and in compliance with municipal By-laws, but excluding a Correctional Group Home.
- 2.53 Group Housing Project** shall mean two or more dwellings erected upon the same lot and either retained under one ownership or registered in compliance with the provisions of The Condominium Act and amendments thereto.
- 2.54 Habitable Room** shall mean a room commonly used for living purposes, including a bedroom and a kitchen but not including any space in a dwelling used as a lobby, hallway, closet, or bathroom or any room having floor space of less than 4.65 m².

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- 2.55 Health Service** shall mean an establishment where services are provided to the public in the form of medical, paramedical, dental, surgical, optical, physiotherapeutical or similar such services and may also include associated laboratory facilities.
- 2.56 Height** shall mean when used in reference to a building, the vertical distance measured between finished grade and:
- (a) the highest point of the roof surface of a flat roof;
 - (b) the declivity of a mansard roof; or
 - (c) the average (mean) level between eaves and ridge of any other type of roof (a gabled, hip or gambrel roof).
- 2.57 High Water Mark** shall mean the mark made by the action of water under natural conditions on the shore or bank of a waterbody which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark.
- 2.58 Highway** shall mean a public thoroughfare intended for vehicular use by the general public.
- 2.59 Home Occupation** shall mean an occupation, trade, business, profession or craft carried on as an accessory use to the use of a dwelling and shall include the following:
- (a) instruction in or businesses involving music, academic subjects, religion, dancing, arts and crafts such as pottery, weaving, painting or sculpting, sewing, hairdressing or similar uses;
 - (b) businesses involving work conducted primarily in other locations, such as those operated by electricians, plumbers, carpenters or operators of commercial vehicles, including school buses, provided that the storage of commercial vehicles, equipment or materials does not take place at the residence except in accordance with the provisions of the By-law;
 - (c) businesses involving the repair of small appliances, radios, televisions and similar items, skate or knife sharpening or similar uses;
 - (d) an office used by a physician, dentist or other medical practitioner, an insurance agent, accountant, engineer, sales person, or a person engaged in a similar occupation;

- (e) a bed and breakfast which provides a maximum of three bedrooms for commercial public use.
- 2.60 Home for the Aged** shall mean an establishment operated under the Homes for the Aged and Rest Homes Act.
- 2.61 Home Industry** shall mean a use which is clearly incidental or secondary to the residential use of a single detached dwelling house and is conducted either entirely within a single detached dwelling house or in an accessory building to a single detached dwelling house, by an inhabitant thereof. Such use may include a carpentry shop; a craft shop; an electrical shop; a small engine repair shop; a welding shop; a blacksmith.
- 2.62 Hospital** shall mean a Public or Private Institution as defined under The Public Hospitals Act and amendments thereto or under The Private Hospitals Act and amendments thereto.
- 2.63 Intensive Livestock Operation** shall mean an agricultural operation as defined in a Nutrient Management Plan By-law adopted by Council.
- 2.64 Kennel** shall mean a building or structure where dogs and cats are bred, boarded, groomed or trained, given medical treatment or housed for similar purposes for which compensation is paid and shall include a Humane Society shelter or pound.
- 2.65 Landscaped Open Space** shall mean open space comprised of lawn with or without natural or ornamental shrubs, flowers and trees and may include space occupied by paths, walks, courts, patios and pools, but shall not include parking areas, traffic aisles, driveways or ramps for vehicles, or any open space beneath or within a building or structure.
- 2.66 Lane** shall mean:
- (a) a subsidiary thoroughfare providing access from within a lot, principally from parking or loading spaces to a public street; or
 - (b) a subsidiary public thoroughfare for the sole use of pedestrians and connecting public streets, open space or public buildings.
- 2.67 Loading Space** shall mean a space or bay located on a lot which is used or intended to be used for the temporary parking of any commercial vehicle while loading or unloading goods, merchandise or materials used in connection with the use of the lot or any building thereon, and which has unobstructed access to a street or lane.

- 2.68 Lodging House:** see "Boarding House" (Section 2.10).
- 2.69 Lot** shall mean a parcel or tract of land which is capable of being legally conveyed in accordance with the provisions of the Planning Act:
- (a) **Corner Lot** shall mean a lot situated at the intersection of two streets having an angle of intersection of not more than 135 degrees.
 - (b) **Interior Lot** shall mean a lot situated between adjacent lots and having access to one street.
 - (c) **Through Lot** shall mean a lot having street frontage on two opposite sides.
 - (d) **Waterfront Lot** shall mean a lot which has no street access, but has water access on one shoreline only.
- 2.70 Lot Area** shall mean the total horizontal area within the lot lines of a lot.
- 2.71 Lot Coverage** shall mean the percentage of lot area covered by the ground floor area of all buildings located thereon.
- 2.72 Lot Frontage** shall mean the width of a lot measured between the intersection of the side lot lines with a line back from and parallel to the front lot line, at a distance equal to the minimum required front yard depth.
- 2.73 Lot Line** shall mean any boundary of a lot or the vertical projection thereof.
- (a) **Front Lot Line** shall mean in the case of an interior lot, the lot line dividing the lot from the street or a private right-of-way. In the case of a corner lot or through lot, the shorter lot line abutting one street or private right-of-way shall be deemed to be the front lot line. In the case of a corner lot or a through lot where the lot lines abutting the streets or a private rights-of-way are the same length, the lot line where the principal access to the lot is provided shall be deemed to be the front lot line.
 - (b) **Rear Lot Line** shall mean in the case of a lot having 4 or more lot lines, the lot line furthest from and opposite to the front lot line. If a lot has less than 4 lot lines, there shall be deemed to be no rear lot line.

- (c) **Side Lot Line** shall mean a lot line other than a front or rear lot line.
- 2.74 Manufacturing Industry** shall mean an establishment primarily engaged in the processing, finishing, refinishing, or assembly or similar production of various articles and commodities, and includes custom workshops, factories, mills, industrial shops, and similar production facilities.
- 2.75 Marina** shall mean a building, structure or place containing docking facilities and located on a waterbody, where boats and boat accessories are berthed, stored, serviced, repaired or kept for sale or rent and where the facilities for the sale of marine fuels and lubricants may be provided.
- 2.76 Marine Facility** shall mean an accessory building or structure which is used to moor, berth or store a boat. This definition may include a boat launching ramp, boat lift, dock or boathouse but does not include any building used for human habitation or any boat service, repair or sales facility.
- 2.77 Medical/Dental Office** shall mean a building or part of a building wherein health services are provided to the public in the form of a medical, paramedical, dental, surgical, physiotherapeutic, or other human health services including associated technical and laboratory facilities, and may also include an incidental pharmaceutical outlet for the sale of prescription and therapeutic drugs and medication and other drug store products normally sold in a pharmaceutical outlet, and optical equipment.
- 2.78 Mobile Home** shall mean any building that is designed to be made mobile and constructed or manufactured to provide a permanent residence for one or more persons but does not include a recreational vehicle, travel trailer, tent trailer or trailer otherwise designed.
- 2.79 Mobile Home Site** shall mean the space for the placement of one mobile home for the exclusive use of its occupants.
- 2.80 Mobile Home Park** shall mean a lot developed and managed under single or corporate ownership which has been planned, divided into mobile home sites, improved and provided with water and sewer services approved by the Ministry of the Environment for the placement of mobile homes for permanent residential use.
- 2.81 Municipality** shall mean the Corporation of the Township of North Glengarry.

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- 2.82 Non-Complying** shall mean a use, building or structure which is listed as a permitted use in the zone where it is located but which contravenes one or more of the other provisions of this By-law applicable to the zone in which such use, building or structure is located.
- 2.83 Non-Conforming** shall mean a use, building or structure which, on the date of passing of this By-law, was not listed as a permitted use for the zone in which such use, building or structure is located.
- 2.84 Noxious** shall mean when used with reference to any use of land, building or structure, a use which, from its nature, or from the manner of carrying on same, creates or is liable to create, by reason of destructive gas or fumes, dust, objectionable odour, noise or vibration or unsightly storage of goods, wares, merchandise, salvage, junk, waste or other material, a condition which may become hazardous or injurious as regards to health or safety or which prejudices the character of the surrounding area or interferes with or may interfere with the normal enjoyment of any use of land, building or structure.
- 2.85 Nursing Home** shall mean a building used in accordance with the definitions in the Nursing Homes Act and amendments thereto.
- 2.86 Nutrient Management Plan** shall mean a report that evaluates the relationship between the land-based application of nutrients, management techniques, and land use (Consistent with standards and practices outlined in the Nutrient Management Plan BMP).
- 2.87 Office** shall mean a building or part of a building used or intended to be used in the performance and transaction of business including administrative and clerical activities as well as professional offices, but not including the use of manual labour.
- 2.88 Open Storage** shall mean the storage of goods, merchandise or equipment outside of a building or structure on a lot or portion thereof, including such uses as automobile and trailer sales lots, building materials supply yards but does not include the outdoor display of a limited number of samples of the goods, merchandise or equipment for the purpose of sales and advertisement. This definition shall not include the open storage of goods or equipment which are incidental to the residential occupancy of a lot.
- 2.89 Outdoor Recreational Facility** shall mean an establishment which provides recreational activities primarily located outside of a building such as a golf driving range, miniature golf, lawn bowling, tennis courts, model airplane flying or similar activities. A Go Cart Track is not included within this definition.

- 2.90 Park** shall mean an area of land consisting mainly of open space which may include a recreational area, playground, playfield or similar use.
- (a) **Public Park** shall mean a park owned and maintained by the Municipality or other public authority;
 - (b) **Private Park** shall mean a park other than a public park.
- 2.91 Parking Area** shall mean an area or structure, other than a street, used or intended to be used for the temporary storage of motor vehicles and includes a private garage or carport, aisles, driveways and parking spaces.
- 2.92 Parking Garage** shall mean an enclosed structure used for the temporary parking or more than four vehicles and available for public use either free, for compensation or as an accommodation to customers.
- 2.93 Parking Space** shall mean a portion of a parking area exclusive of driveways or aisles, used for the temporary parking or storage of motor vehicles.
- 2.94 Person** shall include an individual, an association, a chartered organization, a firm, a partnership, a corporation, an agent or trustee and the heirs, executors or other legal representatives of a person to whom the context can apply according to law.
- 2.95 Personal Service Establishment/Shop** shall mean a business which is associated with the grooming of persons or the maintenance or repair of personal wardrobe articles and accessories, and may include a barber shop, beauty parlour, shoe repair shop, self-service laundry or dry cleaning distribution station or similar uses.
- 2.96 Pet Shop** shall mean a building where domestic animals or birds and pet food and supplies are kept for sale. Accessory services such as grooming and training may be included but overnight boarding or breeding are specifically excluded.
- 2.97 Pit** shall mean land or land under water licensed by the Ministry of Natural Resources from which unconsolidated aggregate is being or has been excavated and that has not been rehabilitated but shall not include an excavation incidental to the erection of a building or structure or an excavation incidental to the construction of any public work. This definition includes all activities which are normally associated with the operation of a pit such as crushing, stockpiles, screening, processing, washing, offices and open and enclosed storage and also includes a wayside pit as defined herein.

2.98 Place of Entertainment shall mean an establishment where amusement facilities are provided such as an arcade, auditorium, billiard room, bowling alley, skating rink, dance hall, music hall, or motion picture or other theatre, but does not include any establishment otherwise defined herein or specifically named elsewhere in this By-law.

2.99 Portable Asphalt Plant shall mean an asphalt plant which can be moved easily onto or within a site which is a licensed pit and is kept on such site on a temporary basis only.

2.100 Private Club shall mean a building or premises used as an athletic, recreational or social club not operated for gain or profit. This definition may include a social service club, a lodge, a fraternity or sorority, a hostel, a labour union hall, or similar use.

2.101 Private Garage shall mean an accessory building or portion of a residential building which is fully enclosed and used for the storage of motor vehicles and household equipment incidental to the residential occupancy.

2.102 Public Authority shall mean the Township of North Glengarry, the United Counties of Stormont, Dundas and Glengarry, the Raisin Region and/or South Nation Conservation Authorities and any department of the Governments of Ontario or Canada, including Ontario Power Generation, Hydro One, Eastern Ontario Power and any Boards or Commissions thereof. It shall also include any telephone or telegraph corporation, any natural gas distribution system operated by the Corporation or on its behalf, providing services to the residents of the Corporation and possessing all the necessary powers, rights, licenses and franchises, any cable company or any other utility.

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2.103 Public Use shall mean a building, structure or lot used for public services by the Corporation or the United Counties and any Boards or Commissions thereof, and any Ministry or Commission of the Governments of Ontario and Canada, any telephone, telegraph or railway company, any company supplying natural gas, Ontario Hydro, the Raisin Region and/or South Nation Conservation Authorities or similarly recognized agencies.

2.104 Quarry shall mean land or land under water from which consolidated aggregate is being or has been excavated and that has not been rehabilitated but shall not include an excavation incidental to the erection of a building or structure or an excavation incidental to the construction of any public works. This definition includes all activities which are normally associated with the operation of a quarry such as crushing, stockpiles, screening, washing, offices and open and enclosed storage and also includes a wayside quarry as defined herein.

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- 2.105 Recreational Vehicle** shall mean any vehicle so constructed that it is no wider than 2.5 m and is suitable for being attached to a motor vehicle for the purpose of being drawn or is self-propelled, and is capable of being used on a short term recreational basis for living, sleeping or eating accommodation of persons. The term recreational vehicle includes the following: motor homes, travel trailers, tent trailers, campers.
- 2.106 Recycling Depot** shall mean a special waste management facility which serves as a temporary storage site for clean materials such as glass, paper, cardboard, plastic, metal and other similar products which will be transferred to another location for reuse. This definition does not include any other type of waste management system.
- 2.107 Rental Establishment** shall mean a building or part of a building wherein the primary use is the rental of machinery, equipment, furniture and fixtures.
- 2.108 Restaurant** shall mean a building or structure or part thereof where food is prepared and offered for sale to the public for consumption within the premises or off the premises.
- 2.109 Retail Store** shall mean a building or part of a building in which goods, wares, merchandise, substances or articles are stored and offered for sale to the general public and may include the storage of such goods, wares, merchandise, substances or articles, but does not include any establishment otherwise defined or classified in this By-law.
- 2.110 Retirement Home** shall mean premises where lodging is provided primarily for retired persons and may include common facilities for eating, recreation and other such activities and may also include limited medical care.
- 2.111 Rural Home Occupation** shall mean an occupation, business, trade or craft which is accessory to a farming operation. This definition may include the servicing or repair of merchandise or equipment, the grading of produce, a retail outlet for farm supplies and machinery, a farm produce outlet or similar activities.
- 2.112 Salvage Yard** shall mean a place where goods, wares, merchandise, articles or things are kept, repaired or processed for further use and offered for sale and may include a junk yard or a scrap metal yard.
- 2.113 School** shall mean a school under the jurisdiction of a Board as defined in the Education Act.

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- 2.114 Service Outlet** shall mean a building or part of a building whether in conjunction with a retail store or not, articles or goods such as appliances, furniture or similar items may be repaired or serviced. This definition shall not include any manufacturing operation or establishment used for the service or repair of vehicles.
- 2.115 Setback** shall mean:
- (a) with reference to a road, the distance between the centre line of a street allowance and the nearest building line.
 - (b) with reference to a waterbody, the distance between the high water mark or the flood plain and the nearest building line.
- 2.116 Shopping Centre** shall mean a group of commercial and service uses designed, developed and managed as a unit having the required loading spaces and off-street parking provided on the site and which may include freestanding or attached buildings.
- 2.117 Sight Triangle** shall mean the triangular space formed by the street lines of a corner lot and a line drawn from a point in one street line to a point in the other street line, each such point being 6 m from the point of intersection of the street lines (measured along the street lines). Where the two street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street lines.
- 2.118 Sign, Legal** shall mean a name, identification, description, device, display or illustration which is affixed to or represented directly or indirectly upon a building, structure or lot which directs attention to an object, product, place, activity, person, institute, organization or business and which does not contravene any By-law of the Corporation or the County, or any Regulation of the Government of Ontario or Canada.
- 2.119 Storey** shall mean that portion of a building, between the surface of any floor and the surface of the floor, ceiling or roof next above it.
- (a) **First Storey** shall mean the lowest storey of a building, wherein the floor is generally at grade elevation and having its ceiling at least 1.8 m above finished grade.
- 2.120 Street** shall mean a public thoroughfare under the jurisdiction of either the Corporation, the United Counties or the Province of Ontario. This definition shall not include a lane or private right-of-way.

- (a) **Improved Street** shall mean a Municipal Road which has been assumed by the Corporation and is maintained on a regular year-round basis, or a Provincial Highway, or a County Road.
- 2.121 Street Line** shall mean the boundary of the right-of-way of the street.
- 2.122 Structure** shall mean anything constructed or erected, either permanent or temporary, the use of which requires location on the ground or attachment to something having location on the ground.
- 2.122(a) Temporary Garage** shall mean a temporary prefabricated vehicle shelter of not more than 360 ft square, constructed with a metal or plastic frame and covered with a tarpaulin or other similar material used primarily for the storage of vehicles or other equipment accessory to a permitted residential use. The Temporary Garage definition shall not include structures erected for purposes other than those defined above and constructed under the provisions of the Municipal Building By Law #20-2002, with a construction permit issued by the Chief Building Official.
- 2.123 Tent and Trailer Park** shall mean a parcel of land which is used to provide temporary accommodation for the public in tents or recreational vehicles.
- 2.124 Tent and Trailer Site** shall mean a parcel of land within a tent and trailer park occupied by a tent or recreational vehicle.
- 2.125 Tourist Lodging Establishment** shall mean premises or buildings to be used for the purpose of sleeping accommodation on a temporary basis by tourists or vacationers, including a hotel, motel, cabin, lodge or bed and breakfast, including accessory uses such as dining, meeting and beverage rooms and similar uses.
- 2.126 Transportation Depot** shall mean an establishment where commercial vehicles are stored, repaired, washed, or maintained, including all administrative functions relating thereto, and may also mean an establishment for the distribution of goods or people in transit.
- 2.127 Use** shall mean the purpose for which any land, building, structure or any combination thereof is designed, arranged, occupied or maintained.
- 2.128 Utility** shall mean a Public Utility as defined by the Public Utilities Corporation Act.

(Z-03-09)

- 2.129 Vehicle** shall mean an automobile, boat, commercial motor vehicle, farm implement, motorcycle, recreational vehicle, snowmobile or trailer.
- (a) **Vehicle, Commercial** shall mean any vehicle which displays commercial lettering or commercial license plates and shall also include construction equipment which is self-propelled or designed to be towed, a taxi, a delivery truck, a driving school vehicle, in addition to any commercial motor vehicle as defined under the Highway Traffic Act. (Z-07-2006)
- 2.130 Vehicle Sales or Rental Establishment** shall mean an establishment having as its main use the storage of vehicles for sale or the storage of automobiles for rent or lease. Accessory uses may include facilities for the repair or maintenance of such vehicles.
- 2.131 Veterinary Establishment** shall mean a building or part of a building used by a veterinary surgeon for treating domestic animals, birds or other livestock but shall not include a commercial kennel or research facility.
- 2.132 Warehouse** shall mean a building used or intended to be used for the bulk storage of goods, commodities, wares, merchandise or materials.
- 2.133 Waste Disposal Site** shall mean a place where ashes, garbage, refuse, domestic waste, industrial waste or municipal refuse is disposed of or dumped. This definition shall not include a sewage treatment plant, lagoon or sludge disposal area.
- 2.134 Waterbody** shall mean any bay, lake, natural watercourse, canal, municipal or other drain but does not include an irrigation channel.
- 2.135 Waterbody/Watercourse Setback** shall mean the straight line horizontal distance from the top of the bank or the high watermark, whichever is greater, to the nearest part of any excavation, building, structure, or open storage use on the lot.
- 2.136 Water Frontage** shall mean the horizontal distance defined by a straight line between the two most widely separated points on any one shoreline of a lot.
- 2.137 Wayside Pit or Wayside Quarry** shall mean a temporary pit or a temporary quarry opened and used for the purpose of a particular project of road construction or maintenance and not located on the road right-of-way.

- 2.138 Wholesale Establishment** shall mean a building used or intended to be used for the bulk storage and sale of quantities of goods, commodities, wares, merchandise, or materials for resale or business use.
- 2.139 Wrecking Yard** shall mean an establishment or premises where derelict, discarded, abandoned or inoperable motor vehicles or other equipment are stored wholly or partly in the open and may include a salvage yard. A wrecking yard may also include an area for recycling of tires.
- 2.140 Yard** shall mean an open, uncovered space appurtenant to a building or structure.
- (a) **Front Yard** shall mean the space extending across the full width of a lot between the front lot line and the nearest part of any main building or structure on the lot.
 - (b) **Rear Yard** shall mean a space extending across the full width of a lot between the rear lot line and the nearest part of any building or structure on the lot.
 - (c) **Side Yard** shall mean a yard extending from the front yard to the rear yard between the side lot line and the nearest part of any main building or structure on the lot.
 - (i) **Exterior Side Yard** shall mean a side yard immediately adjacent to a street.
 - (ii) **Interior Side Yard** shall mean a side yard other than an exterior side yard.
- 2.141 Zone** shall mean:
- (a) a land use category as defined and regulated in this By-law; or
 - (b) a designated area of land use shown on the Schedule of this By-law.
- 2.142 Zoning Administrator** shall mean the officer or employee of the Corporation charged with the duty of enforcing the provisions of this By-law.

**SECTION 3
GENERAL PROVISIONS**

3.1 Accessory Uses

Accessory uses, buildings or structures shall be permitted in any zone in accordance with the relevant provisions of this By-law and the following:

- (a) In a Residential Zone or on a lot having a residential use in another zone, the following provisions will apply for buildings and structures which are accessory to the residential use:
- (i) accessory buildings or structures shall not be located within any minimum front yard or minimum exterior side yard, except as specifically permitted in this By-law;
 - (ii) accessory buildings or structures shall not be located closer than 1.5 m to any interior side or rear lot line and shall not exceed 5 m in height;
 - (iii) accessory buildings or structures shall not occupy more than 10% of the total lot area. Such accessory buildings or structures shall be included as part of the total lot coverage permitted in the zone requirements;
 - (iv) heat pumps and air conditioners shall not be permitted within a minimum interior side yard;
 - (v) **accessory buildings or structures shall be located a minimum of 1.2 m from the principal building on the lot.** (Z-07-2006)
 - (vi) **Temporary Garage (Tempo)**

Temporary garages (Tempos) are permitted in accordance with the following provisions:

- (i) **Temporary garages are accessory structures to a dwelling house;**
- (ii) **The temporary garage shall not exceed a maximum height of 4.0 metres;**
- (iii) **When located in a front yard, rear yard or side yard:**
 - (a) **Only one temporary garage shall be permitted in the front yard or interior side yard.**
 - (b) **Its installation shall not be permitted before October 15 of the current year and it shall be removed by April 15 of the following year in areas other than**

those designated as Rural or Agricultural under the Zoning By-law #39-2000.

- (c) The removal of the temporary garage shall include the entire structure
 - (d) It shall be located over the driveway
 - (e) It shall not encroach onto the public highway right-of-way
 - (f) It shall not obstruct a sidewalk
 - (g) It shall be located at a minimum distance of 1.5 metres from any public highway right-of-way
 - (h) It shall not obstruct snow ploughing or maintenance
 - (i) It shall not obstruct or encroach into any sight triangle
 - (j) It shall not become a nuisance or impede visibility at the approach or departure of any intersection or driveway
 - (k) It shall not be included in the total lot coverage requirements for accessory buildings and structures as set out in Section 3.1 (a) (vi) hereto
 - (l) It shall be located at a minimum distance of 0.5 metre from any interior side lot line; and 3.5 metres from any exterior side lot lines and 1.5 metre from any rear yard
 - (m) It shall not require the issuance of a building permit
 - (n) **Not more than 1 double or 2 single Temporary Garage shall be permitted on the same lot.** (Z-03-09)
- (b) In all other zones, accessory buildings and structures shall conform to the requirements of the particular zone.
- (c) For marine facilities, there shall be no minimum yard required for the yard adjacent to the water.
- (d) Any building or structure which is attached to the main building will not be considered accessory for the purposes of this By-law.

3.2 Buildings to be Moved

No building or structure shall be moved within the limits of the Township or shall be moved from outside the Township into the Township unless the building or structure is a permitted use and satisfies all the requirements of the zone in which it is to be located and then only after a permit has been obtained from the Chief Building Official.

3.3 Corner Lot Sight Lines

Notwithstanding any provisions of this By-law to the contrary, within any area defined as a sight triangle, the following uses shall be prohibited:

- (a) a building, structure or use which would obstruct the vision of drivers of motor vehicles;
- (b) a fence or tree, hedge, bush or other vegetation, other than agricultural crops, the top of which exceeds 1.0 metre in height above the elevation of the centrelines of abutting streets;
- (c) a parking area;
- (d) a finished grade which exceeds the elevation of the centrelines of abutting streets by more than 0.5 metres.

3.4 Cumulative Standards

Where more than one use is permitted on any lot, the requirements of this By-law with regard to parking and loading requirements shall be cumulative.

3.5 Dwelling Units

- (a) Location

A dwelling unit may be located in a basement or in a cellar provided that the finished floor level of such basement or such cellar is not below the level of any sanitary or storm sewer serving the building in which such basement or such cellar is located, or provided that the dwelling unit is serviced by an appropriate sewage pumping facility.

- (b) Yard Provisions

Where a dwelling unit is located in a non-residential building, such dwelling unit shall comply with the yard provisions of this By-law which apply to the non-residential building.

3.6 Established Building Line in Built-Up Area

Notwithstanding the yard and setback provisions of this By-law to the contrary, where a permitted building is to be erected on a lot in a built-up area where there is an established building line, such permitted building may be erected closer to the street line or centreline of the street as the case may be, than required by this By-law provided such permitted building is not erected closer to the street line or centreline of the street as the case may be, than the established building line on the date of passing of this By-law.

3.7 Frontage on an Improved Street

No building or structure shall be erected in any zone except a Residential Limited Services Zone for any purpose other than a non-residential building or structure accessory to a permitted agricultural, forestry or conservation use unless the lot on which such building or structure is located has frontage on an improved street. This provision shall not apply to a lot on a registered plan of subdivision where an agreement between the owner and the Corporation which includes provisions for the construction and maintenance of the streets is registered in the Registry Office or Land Titles Offices.

3.8 Group Homes

Notwithstanding any other provisions of this By-law to the contrary, group homes as defined in this By-law shall be permitted in accordance with the following:

- (a) Group home - Type A includes group homes other than those for young offenders or adult offenders.

Group home - Type B includes group homes for young offenders or adult offenders.

- (b) Group homes - Type A shall be permitted in the following zones:

- any Residential Zone **except RMH and RLS**
- Institutional Zone and
- Rural Zone.

(Z-07-2006)

Group homes - Type B shall be permitted in the Institutional Zone.

- (c) The number of group homes in the municipality shall not exceed 1 per 1000 population.
- (d) Not more than one Group home - Type B shall be permitted in the municipality.
- (e) No group home shall be permitted within 1 km of another group home.

- (f) A minimum of one parking space shall be provided for every two group home residents according to the licensed or approved capacity of the group home.

3.9 Height Exceptions

Where height limitations are set forth in this By-law, such limitations shall not apply to water tanks, flag poles, lightning rods, lighting standards, ventilators, skylights, mechanical equipment penthouses, antennae, church steeples, belfries, clock towers, chimneys, windmills, silos, grain elevators, electrical supply facilities and telecommunications towers. Notwithstanding the foregoing, limitations prescribed by the Federal Ministry of Transport or practices recommended by the Ministry with respect to height limitations and appropriate lighting in the vicinity of airfields shall prevail. No boathouse shall exceed a height of 6.0 metres, nor consist of more than one storey.

3.10 Home Occupations

- (a) Residential

Home occupations shall be permitted accessory to any residential use in accordance with the following provisions:

- (i) The business is conducted by a member of the family residing on the premises.
- (ii) No more than one person, other than family members shall be engaged in the business.
- (iii) Not more than 25% or 40 m² square metres of the total floor area of the dwelling, whichever is the lesser, shall be used for such purposes.
- (iv) Not more than 20 m² of floor area in one accessory building is used for the home occupation and only if such accessory building is located a minimum of 3 m from all lot lines.
- (v) There shall be no external display or advertising other than a legal sign, indicating to persons outside, that a part of the dwelling house or dwelling unit is being used for a purpose other than residential. Such sign may be no more than 5 m² in size and shall be located either on the dwelling or as a freestanding sign which is located no closer than 5 m to the front lot line.
- (vi) The only retail permitted shall be for those products substantially made on site or accessory and essential to the business.
- (vii) Where instruction is carried on, no more than 5 pupils are in attendance at one time.

- (viii) The activity shall not create or become a nuisance, in particular, in regard to noise, odour, vibration, traffic or parking.
- (ix) No mechanical or electrical equipment is used except that reasonably consistent with the use of a dwelling.
- (x) One parking space per 20 m² of floor area used for the home occupation and one parking space for an employee shall be provided in addition to the required parking for the residential use.

(b) Rural

Rural home occupations shall be permitted accessory to any agricultural use. Any such use shall conform to the following provisions:

- (i) The business is conducted by a member of the family residing on the premises.
- (ii) No more than 2 persons, other than family members, shall be engaged in the rural home occupation.
- (iii) The only retail allowed shall be for those products substantially made on site or accessory and essential to the business.
- (iv) No more than 25% of the floor area of the dwelling unit and no more than 50 m² in one accessory building shall be used for the rural home occupation.
- (v) Open storage may be permitted for the rural home occupation provided such storage is a minimum of 15 m from any lot line and a minimum of 45 m from a residential use on another lot.
- (vi) One parking space per 20 m² of floor area used for the rural home occupation plus one parking space per employee shall be provided in addition to any other required parking spaces.
- (vii) One sign, not more than 1 m² in size, may be permitted to identify the rural home occupation but such sign must be located no closer than 7.5 m to the front lot line.

3.11 Home Industries

Home industries shall only be permitted in the Restricted Agricultural Zone (AR), in the General Agricultural Zone (AG) and in the Rural Zone (RU) in accordance with the following provisions:

- (a) No more than 20% or 35 square metres of the total floor area of the dwelling, whichever is the lesser, shall be used for the purpose of the home industry uses.

(b) Accessory Buildings

Accessory buildings may be erected, altered or used for the purpose of a home industry provided that no more than 50.0 square metres of the gross floor area of all accessory buildings shall be used for the purpose of home industry uses.

(c) Special Provisions

The permitted accessory home industries are subject to the following provisions:

- i) No more than one person, other than a member of the family residing on the premises, shall be engaged in the home industry.
- ii) There shall be no external display or advertising other than a legal sign, indicating to persons outside, that a part of the dwelling house or dwelling unit is being used for a purpose other than residential.
- iii) There shall be no goods, wares or merchandise produced on the premises, offered or exposed for sale or rent on the premises or outside the premises.
- iv) The home industry shall be clearly secondary to the main residential use and shall not change the residential character of the dwelling house.
- v) The activity shall not create or become a nuisance, in particular in regard to noise, odour, vibration, traffic or parking.

3.12 Intensive Livestock Operations

(a) General

Notwithstanding any provisions of this By-law to the contrary, the establishment of a new Intensive Livestock Operation in a General Agricultural (AG) Zone and/or the expansion of an existing Intensive Livestock Operation in a Restricted Agricultural (AR) Zone or in a General Agricultural (AG) Zone, may be permitted subject to the following:

- (i) that the operation, including the manure storage and livestock facilities, shall conform with the Minimum Distance Separation II (MDS II); and
- (ii) that the said facilities are constructed in accordance with an approved Nutrient Management Plan as submitted to the Municipality.

(b) Nutrient Management Plan

No livestock operation or manure storage facility shall be established or enlarged until a Nutrient Management Plan is completed to the satisfaction of the Municipality.

3.13 Landscaped Open Space

- (a) Where, in a yard in any zone, a required parking area providing more than four (4) parking spaces abuts a lot in a Residential Zone, then a continuous strip of landscaped open space a minimum width of 3 m shall be provided along the abutting lot line.
- (b) Where, in any yard in any zone, a required parking area providing more than four (4) parking spaces abuts a street, then a strip of landscaped open space a minimum width of 3 m shall be provided along the lot line abutting the street and the landscaped strip shall be continuous except for aisles and driveways required for access to the parking area.
- (c) In any zone, any portion of any front yard which is not used for any other permitted purpose shall be devoted to landscaped open space.
- (d) Any land used for landscaped open space shall be included in the calculations of lot area, year requirements, etc. as set forth in this By-law.

3.14 Loading Requirements

The owner or occupant of any lot, building or structure located in an Industrial or Commercial Zone which involves the frequent receiving, shipping, loading or unloading of animals, goods, wares, merchandise or raw materials shall provide and maintain on the lot occupied by the building or structure, loading spaces in accordance with the following regulations.

(a) Number of Spaces Required

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

<u>Floor Area of Building</u>	<u>Number of Loading Spaces</u>
(i) Commercial Uses	
less than 200 m ²	None
200 m ² to 1000 m ²	1
Over 1000 m ²	1 plus 1 additional space for each additional 1000 m ² of floor area or part thereof.

(ii) Industrial Uses	None
less than 400 m ²	1
400 m ² to 2000 m ²	1 plus 1 additional space for each additional 2000 m ² of floor area or part thereof.
Over 2000 m ²	

(b) Size of Loading Space

Each loading space shall be at least 10.6 m long, 3.6 m wide and have a vertical clearance of 4.2 m.

(c) Location

The required loading spaces shall be provided on the lot occupied by the building or structure for which the spaces are required and such space shall not form part of any street or required parking area, and shall not be located within a required front yard or exterior side yard.

(d) Access

Access to loading spaces shall be by means of a lane at least 3.5 m wide for one way traffic and 6.0 m wide for two way traffic and located on the same lot. Access to loading spaces shall not pass through a Residential Zone.

(e) Additions to Buildings

The loading space requirements shall not apply to any building or structure in existence at the date of passing this By-law so long as the floor area, as it existed at such date, is not increased. If an addition is made to the building or structure which increases the floor area, then additional loading space shall be provided as required in Section 3.14 (a) for such addition.

(f) Surfaces

Access lanes and loading spaces shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles.

(g) Special Exception for the CGS and CA Zones

Uses in the CGS and CA Zones shall not be required to provide loading spaces in accordance with the provisions of this Section; however, any loading or unloading shall take place from a lane and not from a public street.

3.15 Municipal Services

No person shall hereafter erect and use in whole or in part any building or structure for any purpose in any zone within the **limits of Alexandria**, as shown on Schedule C, Ward of Alexandria Map, where the municipal water supply and sanitary sewers are not available.

(Z-07-2006)

3.16 Non-Conforming Uses**(a) Continuance of Existing Uses**

Nothing in this By-law shall prevent the use of any land, building or structure for any purpose prohibited by the By-law if such land, building or structure was lawfully used for such purpose on the day of the passing of the By-law, so long as it continues to be used for that purpose. If a non-conforming building should be damaged by any cause beyond the owner's control, nothing in this By-law shall prevent such a building from being restored and strengthened to a safe condition, provided the height and bulk are not increased and provided that reconstruction or restoration is commenced within 12 months of the date on which the damage took place.

(b) Repair of Existing Buildings

Nothing in this By-law shall prevent the strengthening to a safe condition of any building or structure or part of any building or structure which does not comply with the provisions of this By-law, provided such alteration or repair does not increase the height, size or volume or change the use of such building or structure.

(c) Less than Minimum Yard Requirements

Where a building or structure which is a permitted use in the zone has been erected prior to the date of passing of this By-law on a lot having less than the minimum front, side or rear yard required by this By-law, the building or structure may be enlarged, reconstructed, repaired or renovated provided that:

- (i) the enlargement, reconstruction, repair or renovation does not further reduce the front, side or rear yard having less than the minimum required by this By-law; and
- (ii) all other applicable provisions of this By-law are complied with.

(d) Prior Building Permits

Nothing in this By-law shall prohibit the erection of a building or structure for which a building permit has been issued prior to the date of passing of the By-law, provided that the erection of such building or structure is commenced within

two (2) years and such building or structure is completed within a reasonable time after the erection thereof is commenced.

(e) Existing Undersized Lots

Where a lot having less than the minimum frontage or area required by this By-law, exists on the date of passing of the By-law or is increased in frontage or area but still does not meet the minimum frontage or area requirements of this By-law, such lot may be used for a purpose permitted in the zone in which it is located provided that all other applicable provisions in this By-law are met.

(f) Accessory Buildings

Nothing in this By-law shall prevent the erection of a building accessory to an existing non-conforming use provided that such accessory building complies with all relevant provisions of this By-law.

(g) Less than Required Floor Area

Nothing in this By-law shall prevent an extension or addition being made to a permitted dwelling which existed at the time of passing of this By-law but which has a floor area or dwelling unit area less than that required by this By-law, provided such extension or addition does not contravene any other provision of this By-law.

(h) Change of Use

The use of any lot, building or structure which is not permitted in the zone in which it is located, shall not be changed except to a use which is listed as a permitted use in such zone or to a use which is authorized by the Committee of Adjustment pursuant to its powers under the Planning Act.

3.17 Noxious Uses

No use shall be permitted which from its nature or the materials used therein, is declared to be a noxious trade, business or manufacture by the Public Health Act or any regulations made thereunder.

(a) Restricted Uses

The following uses are prohibited in Residential areas, including Residential Hamlets, Towns and Villages as zoned in this By-law:

- ▶ **An abattoir, stockyard, livestock exchange or dead stock depot**

- ▶ **A track or course for the operation or racing of automobiles, motorcycles, dirt bikes, or other motorized vehicles. Existing agreements with snowmobile and ATV clubs are exempt.**
- ▶ **A landfill site, waste disposal site, waste separating site**
- ▶ **A salvage or wrecking yard or recycling facility**

(Z-13-09)

3.18 Occupancy Restrictions

Human habitation shall not be permitted in any of the following buildings, structures or parts thereof:

- (a) any private garage or other building which is accessory to a residential use;
- (b) any truck, bus, recreational vehicle, coach or streetcar body whether or not the same is mounted on wheels;
- (c) any building or structure before the main wall and roof have been erected, application of the exterior siding and roofing has been completed and the kitchen, heating and sanitary conveniences have been installed;
- (d) any trailer.

3.19 Open Storage

Open storage shall be permitted in a Highway Commercial, Tourist Commercial, Rural Commercial, Industrial, Agricultural, Rural, Wrecking Yard, Waste Disposal Site or Mineral Aggregate Zones in accordance with the following:

- (a) the open storage is accessory to the principal use of the lot;
- (b) open storage, as defined in this By-law, shall not be permitted within any minimum side or rear yard where the side or rear lot line abuts any Residential or Institutional Zone;
- (c) a strip of landscaped open space, a minimum of three (3) metres in width shall be provided around all open storage areas;
- (d) where open storage areas abut Residential or Institutional Zones, the required landscaped open space must also include visual screening. Any combination of plant materials, landscaped berms or fencing may be used;
- (e) any areas used for open storage shall be in addition to any minimum off-street parking or loading areas required by this By-law;

- (f) no open storage shall be permitted in a General Commercial (CG), General Commercial Special (CGS), Local Commercial (CL) or Village Core Area (CA) Zones except for commercial vehicles in operating condition which are essential to the permitted use.

3.20 Outdoor Illumination

Outdoor illumination of buildings, structures or yards including parking areas shall be permitted provided the fixtures are so designed and installed that the light is directed away from adjacent lots and public streets.

3.21 Parking Requirements

In all zones except the General Commercial Special (CGS) Zone, the owner or occupant of any building or structure erected, enlarged or changed in use after the passing of this By-law, shall provide off street parking in accordance with the following provisions:

- (a) Number of Spaces Required

	<u>Use of Building or Lot</u>	<u>Parking Required</u>
(i)	Any building containing not more than 2 dwelling units	2 parking spaces or 2 garages, or 1 space and 1 garage per unit.
(ii)	Any building containing more than 2 dwelling units	1.5 parking spaces for per dwelling unit, except for Senior Citizens' Housing which shall require .25 parking spaces per dwelling unit.
(iii)	Offices, including professional offices and banks	1 parking space for each 20 m ² of floor area; minimum 3 parking spaces.
(iv)	Schools	Elementary: 1.5 parking spaces for each teaching classroom; Secondary: 4 parking spaces for each teaching classroom.
(v)	Convenience stores, retail stores and service outlets	1 parking space for every 20 m ² of floor area; minimum 5 parking spaces.
(vi)	Restaurant	1 parking space for every 4 persons to be accommodated

according to maximum permitted capacity.

- (vii) Hotels and motels
1 parking space per guest room or suite, plus 1 additional parking space for every 9 m² of floor area devoted to public use.
- (viii) Religious institutions, theatres, arenas, halls, clubs, recreational establishments and other places of assembly or **place of worship (Z-07-2006)**
Where there are fixed seats, 1 parking space for every 5 seats or 3 m of bench space; where there are no fixed seats, 1 parking space for each 20 m² of floor area devoted to public use.
- (ix) Hospitals, nursing homes and welfare institutions
1 parking space for each 3 beds or each 37 m² of floor area, whichever is greater.

Use of Building or Lot

Parking Required

- (x) Industrial uses
1 parking space for every 70 m² of floor area up to 2000 m² plus 1 additional space for every 200 m² of floor area thereafter.
- (xi) Agricultural Use
None
- (xii) Any use other than those specified
1 parking space for each 25 m² of floor area.

(b) Size of Parking Space

Every parking space shall have dimensions of at least 2.75 m by 5.5 m and be provided with unobstructed access to a street by a driveway, aisle, or lane.

(c) Cumulative Standards

Where two or more uses are permitted in any one building or on any one lot, then the off-street parking requirements for each use shall be calculated as if each use is a separate use, and the total number of off-street parking spaces so calculated shall be provided.

(d) Location

- (i) Required parking in a Residential Zone shall be provided on the same lot as the dwelling unit. In all other zones, the required parking shall be

provided within 150 m of the building it is intended to serve and no part of any parking area required for a use other than Residential shall be permitted in a Residential Zone. Where required parking is not provided on the same lot, the lot or part of the lot where the parking is located shall be in the same ownership or be leased by a long term renewable agreement and the parking spaces shall be retained for the duration of the use.

- (ii) In an Industrial Zone, parking areas shall be located in side or rear yards only, except that visitor parking may be permitted within a front yard.

(e) Access to Parking Areas

- (i) The parking area and approaches shall be surfaced with concrete or asphalt or crushed stone in order to prevent the raising of dust or loose particles.
- (ii) Access driveways designated for two-way traffic shall be not less than 6 m in width. Separate entrance and exit driveways shall be not less than 3.6 m in width.
- (iii) Access to parking areas for commercial or industrial uses shall not pass through a Residential Zone.

(f) Commercial Vehicles

Commercial vehicles shall not be parked within any Residential Zone or on a residential lot in a Rural Zone except for the purpose of delivery of goods, ware and merchandise when delivery is carried on in the ordinary course of business, except that one commercial vehicle having a gross vehicle weight of less than 2.0 tonnes may be allowed per dwelling unit.

(g) Drainage

Provision for drainage facilities shall be made in compliance with the requirements of the Municipality.

(h) Additions to Buildings

The parking space requirements shall not apply to any building or structure in existence at the date of passing of this By-law so long as the floor area, as it existed at such date, is not increased. If an addition is made to the building or structure which increases the floor area, then parking space for the addition shall be provided as required by Section 3.21 (a) of this By-law.

(i) Buffering

Landscaped open space shall be provided in accordance with the provisions of Section 3.13 (a) and (b) of this By-law.

3.22 Public Uses

Any land may be used and any building or structure may be erected or used for the purpose of a public service by a **Public Authority**, provided that:

(Z-07-2006)

- (a) the lot coverage, setback and yard requirements prescribed for the zone in which such land, building or structure is located shall be complied with, except for transmission facilities for gas, telephone, cable and electric power (i.e. poles, towers, lines and similar elements);
- (b) no goods, material, or equipment shall be stored in the open except in accordance with the zone provisions;
- (c) any building or structure erected in a Residential Zone under the authority of this paragraph shall be designed and maintained in general harmony with the residential buildings.

Notwithstanding the above, Public uses and utilities will not be permitted within a Wetland Zone unless approval has been obtained under the Environmental Protection Act. (Z-01-2002)

3.23 Railway Crossings and Sight Distance

Where any road or street crosses a railway at the same grade, no building or structure shall hereafter be erected closer to the point of intersection of the centre line of both the railway and the road or street than 30.0 m where automatic signal protection is provided and 45.0 m where no automatic signals are provided.

3.24 Separation Distances

Notwithstanding any provision of this By-law to the contrary, new dwellings will be prohibited in the following locations:

- within 100 m of any land zoned Wrecking Yard or for wrecking yard purposes
- within 500 m of any land zoned Waste Disposal
- within 120 m of any land zoned Mineral Aggregate-Pit
- within 300 m of any land zoned Mineral Aggregate-Quarry
- **within 100m of any land zoned General Agricultural - Special Exception Zone (AG-3 or AG-4)** (Z-01-2002)

Notwithstanding any provision of this By-Law to the contrary, new non-agricultural uses will be prohibited within a minimum distance separation as determined by the MDS I formula.

3.25 Setbacks

(a) From Water

Where any lot is adjacent to a waterbody where no Flood Plain exists, any building or structure to be erected thereon, including a sewage disposal system, shall be set back a minimum of **30 m** from the high water mark. (Z-01-2002)

This provision shall not apply to marine facilities, to transmission facilities for gas, telephone, cable or hydro or to flood control structures.

(b) Setback from Slope

(i) Where any lot is adjacent to or traversed by an Unstable Slope as established by the province and shown on a Schedule to this By-law by the symbol "ss", any building or structure to be erected thereon, (including a septic tank or tile field, swimming pool or underground structure) shall be set back from the top of the slope, and shall not be located on the flank of the slope or between the top of the slope and watercourse (or lake). The minimum setback distance is indicated in the Building By-law and amendments thereto.

(ii) Where any lot is adjacent to or traversed by a watercourse (or lake) shown on a Schedule to this By-law, or any Municipal Drain whether or not it is indicated on a Schedule, any building or structure to be erected thereon (including a septic tank or tile field, swimming pool or underground structure) shall be set back from the top of the slope, and shall not be located on the flank of the slope or between the top of the slope and the watercourse. The setback is established in the Building By-law.

This provision does not apply to permitted marine facilities, marinas or transmission facilities for gas, telephone, cable or hydro or to flood control or slope stabilization structures or to uses accessory to a residential use such as a tool shed, patio, barbecue or similar use.

3.26 Signs

The provisions of this By-law shall not apply to prevent the erection, alteration, or use of any legal sign provided that such sign complies with the provisions of this By-law regarding sight triangles or home occupations.

3.27 Special Provisions for Automobile Service Stations, Commercial Garages and Gasoline Retail Facilities

Where automobile service stations, commercial garages and gasoline retail facilities are permitted in this By-law, and notwithstanding any other provisions of this By-law to the contrary, the following provisions shall apply:

- (a) the minimum distance of any pump or advertising sign from any street line shall be 7.5 m and 4.5 m from any other lot line;
- (b) the width of any entrance or exit or combined entrance or exit measured at the front lot line or exterior side lot line shall not be greater than 9 m and there shall not be more than 2 accesses from any one street which adjoins the lot;
- (c) the minimum distance of any access from a street intersection shall be 12 m and the minimum distance between accesses shall be 9 m;
- (d) where the lot is a corner lot, no portion of any gasoline pump island shall be located closer than 3 m to a sight triangle;
- (e) the interior angle, formed by the street line and the centreline of any driveway, shall be not less than 60 degrees.

3.28 Storage of Special Vehicles

(a) Vehicles Permitted

The owner or occupant of any lot, building or structure in any Residential Zone, may store or park not more than one boat that does not exceed 7 m in length with or without boat trailer that does not exceed 7 m in length exclusive of hitch or tongue, one camping trailer or house trailer that does not exceed 7 m in length exclusive of hitch or tongue, and two (2) snowmobiles upon such lot subject to the following regulations:

- (1) where lands are used for apartment dwelling houses or group housing purposes, the boat or trailer must be located within a building and shall only be permitted in spaces or areas that are in addition to the number of parking spaces required by Section 3.21 hereof; or
- (2) where lands are used for any other Residential purpose:
 - (i) the boat and trailer must be stored within a private garage or carport or located in the interior side yard to the rear of a point midway between the front and rear walls of the main building not closer than 1.2 m from the nearest side lot line or located in the rear yard;

- (ii) in the case of a lot the side lot line of which abuts a street or one foot reserve, any trailer, snowmobile or boat parked or stored in the rear yard shall be located no closer than 7.6 m from such side lot line;
 - (iii) in the case of a lot the rear lot line of which abuts a street or one foot reserve, any trailer, snowmobile or boat parked or stored in the rear yard shall be located not less than 7.6 m from such rear lot line.
- (b) Temporary Storage or Parking

In any Residential Zone, the parking or storage of a boat, camping trailer, snowmobile or house trailer may be permitted for a period of not more than 72 hours in any one calendar month in a front yard or exterior side yard, provided that such lot is not used for a townhouse, and further provided that the said vehicles are not parked or stored within a sight triangle.

3.29 Swimming Pools

No swimming pool shall be located in any minimum front yard and shall not be closer than 1.5 m to any other lot line, interior side or rear lot line. All inground swimming pools must be totally enclosed by a fence not less than 1.5 m high made of a sturdy material and having a gate capable of being locked. In the case of above ground pools the combination of the height of the pool deck above finished grade and the fencing around the water surface must be a minimum of 1.5 m. A gate capable of being locked shall be installed.

3.30 Temporary Uses

- (a) In any zone, temporary construction facilities such as a shed, scaffold or sales office; temporary accommodation such as a mobile home, and equipment incidental to building on the premises shall be permitted for a maximum period of two years. Temporary accommodation will only be permitted in the case when an existing dwelling is damaged to the extent that it becomes uninhabitable and for the time period while reconstruction or a new construction is in progress.
- (b) Other temporary uses may be authorized from time to time by Zoning By-law amendment pursuant to **Section 39** of the Planning Act. These are listed separately at the end of the appropriate zone category and are identified with the symbol "T" because of their temporary nature. (Z-01-2002)

3.31 Through Lots

Where a lot which is not a corner lot has frontage on more than one (1) street, the requirements for front yards contained in this By-law shall apply to each yard abutting the street.

3.32 Vehicle Storage

No person shall allow a vehicle without current valid licence plates to be parked outside a lot for more than fourteen (14) consecutive days except within an approved salvage yard. **No person shall allow more than one (1) vehicle without current valid license plate to be parked on a lot outside of a accessory building or structure or principal building for more than fourteen (14) consecutive days, except within an approved salvage yard.** Farm vehicles shall be exempted from this provision provided such vehicle is not stored within the minimum front yard or minimum exterior side yard. (Z-07-2006)

3.33 Yard Encroachments

Every part of any minimum required yard shall be open and unobstructed by any structure other than an accessory building or structure permitted elsewhere in this By-law, provided however, that those structures listed below shall be permitted to project into the minimum required yards indicated for the distances specified.

- (a) Belt courses, sills, cornices, eaves, gutters, chimneys, bay windows, pilasters or other ornamental structures may project into any minimum required yard not more than .6 m.
- (b) Open and roofed porches, sundecks, balconies, exterior stairs and landings may project into any minimum required front or rear yard not more than 1.5 m.
- (c) Uncovered patios, awnings, fences, garden trellises and similar landscaping features, all plant materials, clothes poles, flag poles, retaining walls and similar accessories may project into any minimum yard.
- (d) A gate house or guard house shall be permitted in a front yard or exterior side yard in an Industrial Zone.

**SECTION 4
ZONES**

4.1 Zone Classifications

For the purpose of this By-law, all lands within the Township of North Glengarry are divided into the following zones which are identified on the attached Schedules by the accompanying symbols:

Zone Classifications

Residential First Density	R1
Residential Second Density	R2
Residential Third Density	R3
Residential Fourth Density	R4
Residential Hamlet	RH
Residential Rural	RR
Residential Limited Services	RLS
Residential Mobile Home	RMH
General Commercial	CG
General Commercial Special	CGS
Local Commercial	CL
Highway Commercial	CH
Tourist Commercial	CT
Rural Commercial	CR
Institutional	IN
Village Core Area	CA
Open Space	OS
General Industrial	MG
Rural Industrial	MR
Restricted Agricultural	AR
General Agricultural	AG
Rural	RU
Wrecking Yard	WY
Waste Disposal	WD
Mineral Aggregate - Pit	MAP
Mineral Aggregate - Quarry	MAQ
Flood Plain	FP
Wetlands	WL

4.2 Schedules

The following attached Schedules form part of this By-law:

Schedule 'A'	Kenyon	Schedule 'G'	Greenfield
Schedule 'B'	Lochiel	Schedule 'H'	Dunvegan
Schedule 'C'	Alexandria	Schedule 'I'	Lochiel
Schedule 'D'	Maxville	Schedule 'J'	Glen Robertson
Schedule 'E'	Dominionville	Schedule 'K'	Glen Sandfield
Schedule 'F'	Apple Hill	Schedule 'L'	Dalkeith

4.3 Boundaries of Zones

Where the boundary of any zone, as shown on the attached Schedules, is uncertain the following provisions shall apply:

- (a) where the boundary is indicated as following a street, lane, railway right-of-way or other right-of-way, then the boundary shall be the centre line of such street, lane, railway right-of-way or other right-of-way;
- (b) where the boundary is shown as approximately following a lot line or concession line, or a lot line or an extension of a lot line on a registered plan of subdivision or registered survey plan, the concession line, the lot line or extension thereof shall be the boundary;
- (c) where the boundary is shown as approximately following a watercourse, the high water mark shall be the boundary;
- (d) where none of the above is applicable and/or a conflict arises between a description contained in this By-law and the boundary of a Zone, then the location of such boundary shall be determined from the original Schedules which are available at the Municipal office.

4.4 Streets and Rights-of-Way

A street, lane, railway right-of-way or other right-of-way shown on the attached Schedules shall be included, unless otherwise indicated, with the zone of adjoining property on either side thereof.

4.5 Holding Zones

- (a) Any parcel or area of land in any zone may be further classified as a holding zone with the addition of the suffix "-h". The intent is to signify Council's approval in principle to future development of the land for the purposes indicated by the symbol. The holding classification added to a given zone shall restrict development of the land until such time as the demand for the development of the land is sufficient to warrant immediate development.

- (b) Where a holding zone applies, no lands shall be used and no buildings or structures shall be erected or used for any purpose other than those uses existing for such land, building or structure on the date of passing of this By-law. Any change from the holding status shall require an amendment to this By-law, which shall only be passed by Council when any applicable services, financial arrangements and conditions for the development of the lands affected by the amendment have been determined to the satisfaction of Council.

4.6 Special Exception Zones

- (a) Where a zone classification is followed by a dash and a number (eg. R1-I), this denotes a special exception zone. Lands so zoned shall be subject to all of the provisions of the zone represented by the classification except as otherwise provided by the special exception provisions of the zone. These special exception provisions are listed separately under the appropriate zone in the text of the By-law. (Z-01-2002)
- (b) **Where a zone classification is followed by a dash and the letter 'T', this denotes a temporary use By-law pursuant to Section 39 of the Planning Act, R.S.O. 1990. Details concerning the temporary use are listed at the end of the specific zone category.** (Z-01-2002)

4.7 Special Provisions

Where a zone classification is followed by the symbol "ss", the lands in question have been determined, by geotechnical investigation, to have development constraints relating to unstable slopes. Setbacks from the top of the slope are set out in the Building By-law. (See Section 3.25).

SECTION 5 RESIDENTIAL ZONES

No person shall hereafter use any lands, nor erect, alter, enlarge or use any building or structure in a Residential Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

5.1 Residential First Density (R1) Zone

- (1) Permitted Uses:
 - single detached dwelling
 - group home
 - accessory apartment
- (2) Zone Requirements:
 - (a) Lot Area (minima):
 - (i) Lot serviced by private well and private sewage system 2,000 m²
 - (ii) Lot serviced by municipal water and private sewage system 1,000 m²
 - (iii) Lot serviced by private well and municipal sanitary sewer 660 m²
 - (iv) Lot serviced by municipal water and municipal sanitary sewer 450 m²
 - (b) Lot Frontage (minima):
 - (i) Lot serviced by private well and private sewage system 30 m
 - (ii) Lot serviced by municipal water and private sewage system 25 m
 - (iii) Lot serviced by private well and municipal sanitary sewer 18 m
 - (iv) Lot serviced by municipal water and municipal sanitary sewer 15 m
 - (c) Front Yard Depth (minimum): 6.0 m
 - (d) Exterior Side Yard Width (minimum): 6.0 m
 - (e) Interior Side Yard Width (minimum): 1.2 m plus

0.6 m for each
additional storey
above the first,

provided that on a lot where there is no attached private garage or attached carport, the minimum interior side yard width shall be 3.0 metres on one side and 1.2 metre on the other side.

- | | | |
|-----|-------------------------------|---------------------|
| (f) | Rear Yard Depth (minimum): | 7.5 m |
| (g) | Dwelling Unit Area (minimum): | 74.0 m ² |
| (h) | Building Height (maximum): | 10.5 m |
| (i) | Lot Coverage (maximum): | 35% |
| (j) | Dwellings Per Lot (maximum): | 1 only |
| (k) | General Provisions: | |

In accordance with the provisions of Section 3 hereof.

(3) Special Exception Zones:

(a) R1-1, Elgin Street West, Alexandria

Notwithstanding the provisions of Section 5.1 hereof to the contrary, the land zoned R1-1 on Schedule 'C' hereto may be used in accordance with the following provisions:

Lot Frontage (minimum)	14.0 m
For Side Yard (minimum)	1.5 m

(b) R1-2, Bishop Street South, Alexandria

Notwithstanding the provisions of Section 5.1 hereof to the contrary, the land zoned R1-2 on Schedule 'C' hereto may be used in accordance with the following provisions:

Lot Frontage (minimum)	
(a) 13.7 m	Part 1, Plan 14R4081.
(b) 12.89 m	Part 2, Plan 14R4081.

Yard Requirements (minimum)	
- Front 1.79 m	Part 1, Plan 14R4081.
5.55 m	Part 2, Plan 14R4081.

- Side 0.91 m	on the south side yard, Part 1, Plan 14R4081.
0.44 m	on the north side yard, Part 2, Plan 14R4081.
Accessory buildings (minimum)	
- Rear 1.21 m	Part 1, Plan 14R4081. on north side
- Side 1.46 m	Part 1, Plan 14R4081. on south side,
0.6 m	Part 2, Plan 14R4081.

All other provisions of Section 5.1, and any other relevant sections, shall continue to apply to the R1-2 zone.

(c) R1-3, Alexandria, Part of Lot 1, Concession II

Notwithstanding the provisions of Section 5.1 (2) hereof to the contrary, the lands zoned R1-3 on Schedule 'C' hereto shall be used in accordance with the following provisions:

Zone Requirements:

Lot Area (minimum): 650.0 m²
Lot Frontage (minimum): 18.0 m
Front Yard Depth (minimum): 6.0 m
Exterior Side Yard Width (minimum): 6.0 m
Interior Side Yard Width (minimum): 1.2 m plus 0.6 m for each additional storey above the first, provided that on a lot where there is no attached private garage or attached carport, the minimum interior side yard width shall be 3.0 metres on one side and 1.2 metres on the other side.
Rear Yard Depth (minimum): 7.5 m
Dwelling Unit Area (minimum): 74.0 m²
Building Height (maximum): 10.5 m
Lot Coverage (maximum): 35%
Dwellings Per Lot (maximum): 1 only

General Provisions:

All other provisions of Section 5.1 and any other relevant sections shall continue to apply to the R1-3 Zone.

(Z-07-2006)

(d) Temporary Use, R1-4, Maxville, Plan 32 Blk P Part of Lots 1, 2, 3, 4 (014-001-75200)

(ZT-01-2012)

46 Main St S, Maxville - Plan 32 Blk P Part of Lots 1, 2, 3, 4 (014-001-75200) - The existing 720 sq ft building located in the rear yard of the lot will have a permitted use of a granny suite for the period of 5 years and solely for the use of the current owner.

- (4) **A secondary detached unit will be permitted as a garden suite on a property described as being Lots 10 & 11 Plan 148 Geographic Township of Lochiel, in the Township of North Glengarry, Assessment Roll #016-003-00110-0000, (subject to entering into an agreement with the municipality under Section 2.07.2 of the Municipal Act 1994, c.2,s.44(1)).**

5.2 Residential Second Density (R2) Zone

- (1) Permitted Uses:

- R1 uses in accordance with the provisions thereof
- duplex dwelling
- semi-detached dwelling
- rooming and boarding house

- (2) Zone Requirements:

- (a) Lot area (minima):

(i)	Lot serviced by private well and private sewage system	2000.0 m ²
(ii)	Lot serviced by municipal water and private sewage system	1000.0 m ²
(iii)	Lot serviced by private well and municipal sanitary sewer	1000.0 m ²
(iv)	Lot serviced by municipal water and municipal sanitary sewers	550.0 m ²

- (b) Lot frontage (minima):

(i)	Lot serviced by private well and private sewage system	40.0 m
(ii)	Lot serviced by municipal water and private sewage system	20.0 m
(iii)	Lot serviced by private well and municipal sanitary sewer	20.0 m
(iv)	Lot serviced by municipal water and municipal sanitary sewers	18.0 m

(c)	Front Yard Depth (minimum):	7.5 m
(d)	Exterior Side Yard Width (minimum):	7.5 m
(e)	Interior Side Yard Width (minimum):	2.4 m
(f)	Rear Yard Depth (minimum):	7.5 m
(g)	Dwelling Unit Area (minimum):	
	(i) single detached, semi detached (*) and duplex	65.0 m ² /unit in Alexandria 75.0 m ² /unit all other areas
(h)	Building Height (maximum):	10.5 m
(i)	Lot Coverage (maximum):	35%
(j)	Dwellings Per Lot (maximum):	2

(3) Special Exception Zones:

(a) R2-1, Center Street, Alexandria

Notwithstanding the provisions of Section 5.2 hereof to the contrary, the land zoned R2-1 on Schedule 'C' hereto, described as Lot 3, Registered Plan 5, in the former Town of Alexandria, shall be used in accordance with the following provisions:

Permitted Use:

To allow an apartment unit in a single Detached Dwelling.

Zone Requirements:

Lot Area (minimum)	557.4 m ²
Lot Frontage (minimum)	18.3 m
Yard Requirements (minimum)	
Front:	3.05 m
Rear:	7.6 m
Side:	2.4 m
Building Height (maximum):	10.7 m
Lot Coverage (maximum):	35%
Dwelling units per lot (maximum):	2

(*) If a semi-detached dwelling is severed, the zone requirements continue to apply to the original lot except that the interior side yard requirement does not apply along the common lot line.

- (b) **R2-2, Bishop Street, Alexandria**
Notwithstanding the provisions of Section 5.2(b) hereof to the contrary, the land zoned R2-2 on Schedule 'C' hereto, shall be developed according to the following provision(s):

- | | | |
|----|---|--------|
| 1. | Side yard requirement on North Side (minimum) | 3.05 m |
| 2. | Front yard requirement (minimum) | 4.57 m |

- (c) **R2-3, Victoria Street, Alexandria**

Notwithstanding the provisions of Section 5.2(b) hereof to the contrary, on the lands zoned R2-3 on Schedule 'C' hereto, the minimum side yard on the east side shall be 1.22 m. All other provisions of Section 5.2 and any other relevant sections shall apply.

- (d) **R2-4, Concession 1 Lot 38 Part 1 Plan RP14R-3756 Massie Crescent, Alexandria**

(Z-11-2011)

To permit the reduction of side yard set back from the required 2.4 m to the proposed 1.5 m.

5.3 Residential Third Density (R3) Zone

- (1) **Permitted Uses:**
- R1 and R2 uses in accordance with the provisions thereof.
 - converted dwelling in accordance with the provisions of R1 for single detached
 - row house dwelling provided that the lot is serviced by municipal water and sanitary sewer systems
- (2) **Zone Requirements:**
- (i) **Row house dwelling**
- | | | |
|-----|-------------------------------------|---|
| (a) | Lot Area (minimum): | 250.0 m ² per unit |
| (b) | Lot Frontage (minimum): | 6.0 m per unit
plus side yard
requirement where
applicable |
| (c) | Front Yard Depth (minimum): | 7.5 m |
| (d) | Exterior Side Yard Width (minimum) | 7.5 m |
| (e) | Interior Side Yard Width (minimum): | 3.0 m |
| (f) | Rear Yard Depth (minimum): | 7.5 m |

(g) Group Setback:

Notwithstanding any other provisions of this By-law, not more than four consecutive units within a row house dwelling shall be constructed with their exterior outside walls in a straight line. Additional permitted units in a row shall be set back or forward a distance of not less than 1.0 metre from the alignment of the others in a row.

- | | | |
|-----|----------------------------------|---|
| (h) | Development Form: | Not more than eight (8) dwelling units shall be in any one row house dwelling |
| (i) | Building Height (maximum): | 10.5 m |
| (j) | Lot Coverage (maximum): | 35% |
| (k) | Dwelling Unit Area (minimum): | 65 m ² |
| (l) | Landscaped Open Space (minimum): | 35% |
| (m) | Main Building Spacing (minimum): | 3.0 m |

(3) Special Exception Zones:

(a) R3-1, Tonia Street, Alexandria

Notwithstanding the provisions of Section 5.3 hereof to the contrary, the following additional provisions shall apply to development in the lands zoned R3-1, on Schedule 'C' hereto:

Permitted Uses:

To allow condominium and semi-detached development.

Zone Requirements:

Lot Area (minimum)	154.84 m ² per unit in condominium zone and, 306.58 m ² per unit in semi-detached zone.
Lot Frontage (minimum)	9.33 m per unit in the semi-detached portion of the development.

Yard Requirements (minimum)	
Front	7.6 m
Rear	7.6 m
Side (semi-detached units)	2.27 m two most easterly units, 2.62 m remaining 7 units, and 4.33 m westerly sideyard of most westerly semi unit.
Side (condo units)	3.05 m as per R3.
Building Height (maximum)	10.7 m
Lot Coverage (maximum)	35%
Floor Area per Dwelling Unit (minimum)	92.9 m ²
Landscaped Open Space (minimum)	35%

All other applicable provisions of this By-law shall continue to apply to the R3-1 Zone.

(b) R3-2, Anik Street, Alexandria

Notwithstanding the provisions of this By-law to the contrary on the lands zoned R3-2 on Schedule 'C' hereto, no basement floors shall be constructed below 81.85 metres G.S.C. and no window or door openings are to be constructed below 83.15 metres G.S.C.

(c) R3-3, St. Paul Street, Alexandria

Notwithstanding the lot frontage, east sideyard and floor area requirements of Section 5.3, the land zoned R3-3 on Schedule 'C' hereto may be used in accordance with the following provisions:

Lot Frontage (minimum)	12.63 m (existing)
East Side Yard (minimum)	0.61 m (existing)
Floor Area per dwelling unit (minimum)	55.7 m ²

(d) R3-4, Bishop Street North, Alexandria

Notwithstanding the provisions of Sections 3.8 and 3.21 hereof to the contrary, the land zoned R3-4 on Schedule 'C' hereto may be used in accordance with the following provisions:

1. minimum limiting distance between a proposed group home (Lots 15 & 16, Plan 9 R.C.P.) and any current & future group homes will be 90 metres.
2. that the requirements for parking shall be four parking spaces, one of which shall be designated as parking for the disabled.

5.4 Residential Fourth Density (R4) Zone

(1) Permitted Uses:

- R1, R2 and R3 uses in accordance with the provisions thereof
- Apartment dwelling house, provided the lot is serviced by municipal water and sanitary sewer systems.

(2) Zone Requirements:

(i) Apartment dwelling house

(a)	Lot Area (minimum)	230.0 m ² per unit for the first four (4) units, plus 45.0 m ² for each additional unit in excess of four (4).
(b)	Lot Frontage (minimum)	30 m
(c)	Front Yard Depth (minimum)	9.0 m
(d)	Exterior Side Yard Width (minimum)	9.0 m
(e)	Interior Side Yard Width (minimum)	4.5 m
(f)	Rear Yard Depth (minimum)	9.0 m
(g)	Building Height (maximum)	15.0 m
(h)	Lot Coverage (maximum)	35%
(i)	Dwelling Unit Area (minimum)	
	- Bachelor Unit	45.0 m ²
	- One Bedroom Unit	55.0 m ²
	- Two Bedroom Unit	60.0 m ²
	- Over Two Bedrooms	65.0 m ²
(j)	Landscaped Open Space (minimum)	35%

(3) Special Exception Zones:

(a) R4-1, Kenyon Street, Alexandria

The following additional provisions shall apply to development in the R4-1 zone:

1. All openings into any buildings shall be at a minimum elevation of 82.70 metres G.S.C.

2. No dwelling unit shall be constructed below an elevation of 82.09 metres G.S.C.

- (b) **R4-2, Concession 1 Lot 38 Part 5 Plan RP14R-688, Massie Crescent, Alexandria**

(Z-07-2011)

To permit the reduction of side yard set back from the required 4.5 m to the proposed 2 m.

- (c) R4-3, Tobin Street, Alexandria

Notwithstanding the provisions of Sections 3.21, 5.4 and 5.9(d) hereof to the contrary, on the land zoned R4-3 on Schedule 'C' hereto a rooming and boarding house for senior citizens shall be permitted in accordance with the following provisions:

Maximum Number of Residents	12
Rear Yard Depth (minimum)	1.2 m
Parking Spaces (minimum)	3

- (d) R4-4, Industrial Boulevard, Alexandria

Notwithstanding the provisions of Section 5.4 hereof to the contrary, on the land zoned R4-4 on Schedule 'C' hereto, the minimum rear yard shall be 7 m. All other provisions of Section 5.4, and any other relevant sections, shall continue to apply.

- (e) R4-5, Lochiel Street, Alexandria

Notwithstanding the provisions of Section 5.4 hereof to the contrary, on the land zoned R4-5 on Schedule 'C' hereto, the following yard requirements shall apply:

Front (minimum)	3.35 m
Side (east, minimum)	1.2 m
(west, minimum)	3.66 m

All other provisions of Section 5.4, and any other relevant sections, shall continue to apply.

- (f) R4-6, Reserved

5.5 Residential Hamlet (RH) Zone

- (1) Permitted Uses:
- single detached dwelling
 - group home
 - existing converted dwelling

- accessory apartment **conditional provided the Township obtains confirmation of the capacity of the well and septic system to accommodate the secondary unit** (Z-05-09)

(2) Zone Requirements:

(a) Lot Area (minima)

- | | |
|---|---------------------|
| (i) lot serviced by private well and private sewage system | 2000 m ² |
| (ii) lot serviced by municipal water or by municipal sewers only | 900 m ² |
| (iii) lot serviced by municipal water and municipal sanitary sewers | 620 m ² |

(b) Lot Frontage (minima)

- | | |
|---|--------|
| (i) lot serviced by private well and private sewage system | 35.0 m |
| (ii) lot serviced by municipal water or by municipal sewers only | 25.0 m |
| (iii) lot serviced by municipal water and municipal sanitary sewers | 20.0 m |

(c) Front Yard Depth (minimum) 7.5 m

(d) Exterior Side Yard Width (minimum) 7.5 m

(e) Interior Side Yard Width (minimum) 3.0 m

(f) Rear Yard Depth (minimum) 8.0 m

(g) Dwelling Unit Area (minimum) 90.0 m²

(h) Building Height (maximum) 10.5 m

(i) Lot Coverage (maximum) 30%

(j) Dwellings Per Lot (maximum) 1

(3) Special Exception Zones:

(a) RH-1, Main Street, Glen Robertson

Notwithstanding the provisions of Section 5.5 hereof to the contrary, the land located in Glen Robertson, zoned RH-1 on Schedule 'J' hereto shall be used in accordance with the following provisions:

Lot Area (minimum)	1,845 m ²
Lot Frontage (minimum)	29 m
Yard Requirements (minimum)	
Front	9 m

(b) RH-2, Main Street, Glen Robertson

Notwithstanding the provisions of Section 5.5 hereof to the contrary, the land located in Glen Robertson, zoned RH-2 on Schedule 'J' hereto shall be used in accordance with the following provisions:

Lot Area (minimum)	922.5 m ²
Lot Frontage (minimum)	14.5 m
Yard Requirements (minimum)	
Front	0 m
Rear	7.5 m
Side	1 m

5.6 Residential Rural (RR) Zone

- (1) Permitted Uses:
- single detached dwelling
 - group home
 - **apartment accessory conditional provided the Township obtains confirmation of the capacity of the well and septic system to accommodate the secondary unit**

(Z-05-09)

- (2) Zone Requirements:
- | | | |
|-----|------------------------------------|---------------------|
| (a) | Lot Area (minimum) | 4000 m ² |
| (b) | Lot Frontage (minimum) | 45 m |
| (c) | Front Yard Depth (minimum) | 12 m |
| (d) | Exterior Side Yard Width (minimum) | 12 m |
| (e) | Interior Side Yard Width (minimum) | 6 m |
| (f) | Rear Yard Depth (minimum) | 12 m |
| (g) | Building Height (maximum) | 10.5 m |
| (h) | Lot Coverage (maximum) | 15% |

- | | | |
|-----|------------------------------|-------------------|
| (i) | Dwelling Unit Area (minimum) | 85 m ² |
| (j) | Dwellings per Lot (maximum) | 1 |
- (3) Exception Zones:

(I) RR-1

Notwithstanding the provisions of Section 5.6 (2) hereof to the contrary, the lands zoned RR-1 on Schedule "A" hereto shall be used in accordance with the following provisions:

Zone Requirements:

Lot Area (minimum):	650.0 m ²
Lot Frontage (minimum):	18.0 m
Front Yard Depth (minimum):	6.0 m
Exterior Side Yard Width (minimum):	6.0 m
Interior Side Yard Width (minimum):	1.2 m
	Plus 0.6 m for each additional storey above the first, provided that on a lot where there is no attached private garage or attached carport, the minimum interior side yard width shall be 3.0 metres on one side and 1.2 metres on the other side.
Rear Yard Depth (minimum):	7.5 m
Dwelling Unit Area (minimum):	74.0 m ²
Building Height (maximum):	10.5 m
Lot Coverage (maximum):	35%
Dwellings Per Lot (maximum):	1 only

General Provisions:

All other provisions of Section 5.6 and any other relevant sections, shall continue to apply to the RR-1 Zone.

5.7 Residential Limited Services (RLS) Zone

- (1) Permitted Uses:
- seasonal dwelling
 - single detached dwelling
 - **apartment accessory conditional provided the Township obtains confirmation of the capacity of the well and septic system to accommodate the secondary unit**

(Z-05-09)

- (2) Zone Requirements:

(a)	Lot Area (minimum)	2000 m ²
(b)	Lot Frontage (minimum) - Water Frontage	30 m 15 m
(c)	Front Yard Depth (minimum)	7.5 m
(d)	Exterior Side Width (minimum)	7.5 m
(e)	Interior Side Width (minimum)	5.0 m
(f)	Rear Yard Depth (minimum)	7.5 m
(g)	Building Height (maximum)	10.5 m
(h)	Lot Coverage (maximum)	20%
(i)	Dwelling Unit	70.0 m ²
(j)	Dwellings per Lot (maximum)	1
(3)	Special Exception Zones: (Reserved)	

5.8 Residential Mobile Home (RMH) Zone

(1)	Permitted Uses: - mobile home - park management office - park	
(2)	Zone Requirements:	
(i)	Mobile Home Park:	
(a)	Lot Area (minimum)	2 ha
(b)	Lot Frontage (minimum)	100 m
(c)	Front Yard Depth (minimum)	10.0 m
(d)	Exterior Side Yard Width (minimum)	10.0 m
(e)	Interior Side Yard Width (minimum)	3.0 m
(f)	Rear Yard Depth (minimum)	7.5 m

(g) Building Height (maximum)	5.0 m
(ii) Mobile Home Site:	
(a) Site Area (minimum)	465 m ²
(b) Site Frontage (minimum)	15 m
(c) Front Yard Depth (minimum)	7.5 m
(d) Exterior Side Yard Width (minimum)	7.5 m
(e) Interior Side Yard Width (minimum)	3 m
(f) Rear Yard Depth (minimum)	4.5 m
(g) Building Height (maximum)	9 m
(h) Site Coverage (maximum)	35%
(i) Floor Area (minimum)	55 m ²
(j) Mobile Homes per Site (maximum)	1
(3) Special Exception Zones:	
(Reserved)	

5.9 Additional Provisions for Residential Zones

(a) Converted Dwelling

A converted dwelling is subject to the following additional provisions:

- (i) the building is 30 years or more in age as of the date of passing of this By-law;
- (ii) the floor area of the original dwelling before conversion is 130 m² or more and is located on more than one storey; and
- (iii) each dwelling unit after conversion has a minimum floor area of 37 m².

(b) Distance Between Buildings

Where more than one (1) apartment building is erected on the same lot or parcel of land, the distance between buildings shall be not less than the average height of the buildings except that where the buildings are at right angles or at an angle of not less than 70°, then the distance between the closest points of the buildings

may be reduced to 6.0 m or one-half the average height of the buildings, whichever is greater.

(c) Group Housing Projects

Group housing projects shall be permitted in any R3 or R4 Zone. The standards of Sections 5.3 or 5.4 of this By-law shall apply to each building in a group housing project as if each building is located on a separate lot.

(d) Rooming and Boarding Houses

Rooming and Boarding Houses shall not have more than four (4) roomers or boarders per dwelling unit.

(e) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.

SECTION 6 COMMERCIAL ZONES

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Commercial Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

6.1 General Commercial (CG) Zone

- (1) Permitted Uses:
- antique shop
 - automobile service station
 - bakery
 - bank
 - catering establishment
 - clinic
 - commercial club
 - dry cleaning establishment
 - farmer's market
 - financial service
 - funeral parlour
 - garden supply centre
 - health service
 - office
 - parking lot or parking garage
 - personal service
 - pet shop
 - places of entertainment, recreation or assembly
 - printing shop
 - private club
 - rental establishment
 - restaurant
 - retail store
 - service outlet
 - studio
 - tavern
 - taxi and bus depots
 - theatre
 - tourist lodging establishment
 - vehicle sales or rental establishment
 - veterinary establishment
 - dwelling units located above and/or attached to a permitted commercial use, in the same building as the commercial use.
 - existing residential uses
 - **apartment accessory to existing residential use.**

(Z-05-09)

(2) Zone Requirements:

	With full municipal <u>services</u>	Without full municipal <u>services</u>
(a) Lot Area (minimum)	450.0 m ²	2000 m ²
(b) Lot Frontage (minimum)	15 m	30 m
(c) Front Yard Depth (minimum)	7.5 m	7.5 m
(d) Exterior Side Yard Width (minimum)	7.5 m	7.5 m
(e) Interior Side Yard Width (minimum)	3.0 m	3.0 m
	provided that when the interior side lot line abuts another lot in a Commercial Zone, no interior side yard will be required.	
(f) Rear Yard Depth (minimum)	6.0 m	6.0 m
(g) Building Height (maximum)	12.0 m	12.0 m
(h) Lot Coverage (maximum)	40%	30%

(3) Special Exception Zones:

- (a) CG-1, Reserved
- (b) CG-2, Boundary Road West, Alexandria

Notwithstanding the provisions of Sections 6.1 hereof to the contrary, lands zoned CG-2 on Schedule 'C' hereto shall only be used for a shopping centre and in accordance with the following provisions:

Permitted Uses:

- banks
- financial institutions
- clinics or offices of medical practitioners
- offices
- retail stores
- service outlets

Zone Requirements:

Lot Frontage (minimum)	80 m
Lot Area (minimum)	1 ha
Yard Requirements (minimum)	
Front	20 m
Rear	10 m
Interior Side	10 m
Exterior Side	10 m

Building Height (maximum)	9 m
Landscaped Open Space (minimum)	30%

Lower level openings shall not be established below 82.85 m geodetic elevation.

All other applicable provisions of this By-law shall apply to the CG-2 zone.

(c) CG-3, Main Street South, Alexandria

Notwithstanding the provisions of Section 6.1(2) and of Section 6.7(d) hereof to the contrary, on the land zoned CG-3 on Schedule 'C' hereto the minimum side yard requirement shall be 2.4 m.

(d) CG-4, Reserved.

(e) CG-5, Anik Street, Alexandria

Notwithstanding the provisions of 6.1(2) hereof to the contrary, the lands zoned CG-5 on Schedule 'C' hereto shall also be subject to the following:

1. That no building floor levels be constructed below 82.85 m GSC

(f) CG-6, Main Street South, Alexandria

Notwithstanding the provisions of Section 6.1 hereof to the contrary, the following additional provisions shall apply to the development in the lands zoned CG-6 on Schedule 'C' hereto:

Side yard requirement on the south side shall be a minimum of 2.44 m at the southwest corner of the building and 2.13 m at the southeast corner of the building.

1. All other applicable provisions of this By-law shall continue to apply to the CG-6 Zone.

(g) CG-7, Gauthier Street, Alexandria

Notwithstanding the provisions of Sections 3.21 and 6.1 hereof to the contrary, a building supply centre shall be permitted on the lands zoned CG-7 on Schedule 'C' hereto. The following provisions shall apply:

Zone Requirements:

Lot Area (minimum)	2,863.6 m ²
Lot Frontage (minimum)	53.55 m
Yard Requirements (minima)	
Front	4.84 m
Rear	6.52 m

Side	East	0.0 m
	West	0.88 m
Building Height (maximum)		12.2 m
Lot Coverage (maximum)		57%
Parking (minimum)		16 spaces

All other applicable provisions of this By-law shall continue to apply to the CG-7 zone.

(h) CG-8, Main Street South, Alexandria

Notwithstanding the provisions of Sections 3.21 and 6.1 hereof to the contrary, a building supply centre shall be permitted on the lands zoned CG-8 on Schedule 'C' hereto. The following provisions shall apply:

Zone Requirements:

Lot Area (minimum)	1,720 m ²
Lot Frontage (minimum)	35.05 m
Yard Requirements (minimum)	
Front	7.6 m
Rear	0 m
Side	
North	6.67 m
South	2.74 m
Building Height (maximum)	12.2 m
Lot Coverage (maximum)	58%
Parking (minimum)	16 spaces

All other applicable provisions of this By-law shall continue to apply to the CG-8 Zone.

(i) CG-9, Lochiel Street East, Alexandria

Notwithstanding the provisions of Sections 3.21 and 6.1 hereof to the contrary, a flea market shall be permitted on the lands zoned CG-9 on Schedule 'C' hereto. The following provisions shall apply:

Zone Requirements:

Lot Area (minimum)	687.9 m ²
Lot Frontage (minimum)	21.67 m
Yard Requirements (minima)	
Front	7.19 m
Rear	6.1 m
Side	
East	0.03 m
West	0.64 m
Building Height (maximum)	12.2 m
Lot Coverage (maximum)	40%

All other applicable provisions of this By-law shall continue to apply to the CG-9 zone.

(j) CG-10, Main Street South, Alexandria

Notwithstanding the provisions of Sections 6.1(1) and 6.1(2) hereof to the contrary, a gas bar, convenience store and donut-coffee shop shall be permitted on the lands zoned CG-10 on Schedule 'C' hereto. The following provisions shall apply:

Yard Requirements

Rear (minimum) 0.0 m

All other applicable provisions of this By-law shall continue to apply to the CG-10 zone.

(k) CG-11, Main Street South, Alexandria

Notwithstanding the provisions of Sections 6.1(1) and 6.1(2) hereof to the contrary, on the lands zoned CG-11 on Schedule 'C' hereto, an animal hospital shall also be permitted. The minimum side yard on the south side shall be 2.5 m. The minimum rear yard shall be 12.2 m of which 3 m will be landscaped open space. Furthermore animal cages intended for the keeping of dogs will be restricted to the most westerly half of the cellar of the animal hospital. Furthermore, notwithstanding the provisions of Section 6.1(1) hereof to the contrary, a mixed residential-commercial use of the subject property is not permitted.

(l) CG-12

(Z-01-2004)

Notwithstanding the provisions of Subsection 6.1 hereof to the contrary, on the lands designated CG-12 on Schedule A to this by-law, described as being Part of Lot 38, Conc. 1 (Alexandria Ward), Township of North Glengarry, the following provision shall apply to the development in the CG-12 zone:

1. **Permitted Uses:**
 - dentist office
 - real estate office,
 - other professional type offices
2. **All other applicable provisions of by-law 39-2000 shall apply to the CG-12 zone.**

(m) CG-13**(Z-07-2004)**

Notwithstanding the provisions of Section 6.1 (l) hereof to the contrary, on the lands which are in the GC-12 zone, a car cleaning establishment shall be permitted.

6.2 General Commercial Special (CGS) Zone

- (1) Permitted Uses:
- all uses in the CG Zone.
- (2) Zone Requirements:

No minimum lot area, frontage, front or side yard shall be required in a CGS Zone. The minimum rear yard shall be 6.0 m; the maximum building height shall be 12.2 m and the maximum building coverage shall be 75%.

- (3) Special Exception Zones:
- (a) CGS-1, Reserved
- (b) CGS-2, Reserved
- (c) CGS-3, Main Street South, Alexandria

Notwithstanding the provisions of Section 6.2(1) hereof to the contrary, on the land zoned CGS-3 on Schedule 'C' hereto a sewing contracting operation shall be permitted in addition to the other permitted uses.

6.3 Local Commercial (CL) Zone

- (1) Permitted Uses:
- retail convenience stores
- personal service shop
- snack bar or coffee shop
- banks
- one dwelling unit situated within the same building as the commercial use.
- (2) Zone Requirements:

	<u>With full municipal services</u>	<u>Without full municipal services</u>
(a) Lot Area (minimum)	450.0 m ²	2000 m ²
(b) Lot Frontage (minimum)	15.2 m	45 m
(c) Front Yard Depth (minimum)	7.5 m	7.5 m
(d) Exterior Side Yard Width (minimum)	7.5 m	7.5 m

(e)	Interior side Yard Width (minimum)	3.0 m	3.0 m provided that when the interior side lot line abuts another lot in a Commercial Zone, no interior side yard will be required.
(f)	Rear Yard Depth (minimum)	7.5 m	7.5 m
(g)	Building Height (maximum)	9.0 m	9.0 m
(h)	Lot Coverage (maximum)	35%	30%
(3)	Special Exception Zones: (Reserved)		

6.4 Highway Commercial (CH) Zone

- (1) Permitted Uses:
- automobile sales establishment
 - automobile service station
 - car washing establishment
 - catering establishment
 - commercial garage
 - drive-in establishment
 - farm service business
 - garden supply centre
 - home improvement centre
 - landscaping business
 - parking lot
 - private/commercial club
 - rental establishment
 - restaurant
 - service outlet
 - tavern
 - tourist lodging establishment
 - transportation depot
 - vehicle sales or rental establishment
 - veterinary establishment
 - accessory dwelling

(2)	Zone Requirements:	With full municipal <u>services</u>	Without full municipal <u>services</u>
(a)	Lot Area (minimum)	N/A	4000 m ²
(b)	Lot Frontage (minimum)	15 m	45 m
(c)	Front Yard Depth (minimum)	7.5 m	9 m

(d)	Exterior Side Width (minimum)	7.5 m	9 m
(e)	Interior Side Width (minimum)	3 m	6 m
		provided that when the internal side lot line abuts another lot in a Commercial Zone, no interior side yard will be required.	
(f)	Rear Yard Depth (minimum)	7.5 m	9 m
(g)	Building Height (maximum)	12 m	12 m
(h)	Lot Coverage (maximum)	40%	30%

(3) Special Exception Zones:

(a) CH-1, Main Street North, Alexandria

Notwithstanding the provisions of Section 6.4 hereof to the contrary, on the lands zoned CH-1 on Schedule 'C' hereto, the following provisions shall apply:

Permitted Uses

- automobile service station and convenience store.

Zone Requirements:

- Northeasterly side yard 0.0 m

Notwithstanding any other provisions of this By-law to the contrary, the minimum distance of any pump or advertising sign from any street line shall be 0.0 m and 4.5 m from any other lot line.

All other applicable provisions of this By-law shall continue to apply to the CH-1 zone.

(b) CH-2, Kenyon Street West, Alexandria

Notwithstanding the provisions of Section 6.4(1) hereof to the contrary, on the lands zoned CH-2 on Schedule 'C' hereto, a convenience store shall be a permitted use in addition to the other permitted uses.

(c) CH-3, Main Street South, Alexandria

Notwithstanding the provisions of Section 6.4(1) and 6.4(2) hereof to the contrary, on the lands zoned CH-3 on Schedule 'C' hereto, only the following uses will be permitted: automobile sales establishments, automobile washing establishments, commercial garages, motels, motor inns and hotels, a nursery or garden supply centre, parking lot or garage, places of entertainment, recreation and assembly, private clubs, recreational vehicle sales and service and storage, restaurants, retail and office space, and uses accessory to the foregoing. The minimum side yard on the north side shall be 2.743 m.

(d) CH-4

Notwithstanding the provisions of Section 6.4 hereof to the contrary, on the land on part of Lot 34, Concession II (Lochiel) zoned CH-4 on Schedule 'B' hereto, a restaurant, golf range and petting zoo shall be permitted.

(e) CH-5

Notwithstanding the provisions of Section 6.4 hereof to the contrary, the land on part of Lot 32, Concession II (Lochiel) zoned CH-5 on Schedule 'B' hereto shall be used in accordance with the following provision:

Lot Frontage (minimum)	22.5 m
------------------------	--------

(f) CH-6 ?

(g) CH-7, Concession 2, Lot 38 RP14R-6 Part 3,
182 Main St N, Alexandria

(Z-13-2012)

Permit the additional use of a retail convenience store operation in the existing building.

6.5 Tourist Commercial (CT) Zone

(1) Permitted Uses:

- boat sales and/or service establishment
- golf course
- marina
- outdoor recreational facility
- park
- private club
- restaurant
- retail store
- tent and trailer park
- tourist lodging establishment
- accessory dwelling

(2) Zone Requirements:

(1) All uses except a tent and trailer park:

- | | | |
|-----|-------------------------------|---------------------|
| (a) | Lot Area (minimum) | 2000 m ² |
| (b) | Lot Frontage (minimum) | 30 m |
| (c) | Front Yard Depth (minimum) | 9 m |
| (d) | Exterior Side Width (minimum) | 9 m |
| (e) | Interior Side Width (minimum) | 6 m |

provided that when the interior side lot line abuts

**SECTION 7
INSTITUTIONAL ZONE (IN)**

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in an Institutional (IN) Zone except in accordance with the provisions of this Section or of any other relevant Sections of this By-law.

7.1 Institutional (IN) Zone

- (1) Permitted Uses
- administrative office of the Corporation, the County, the Province of Ontario or the Government of Canada
 - auditorium
 - cemetery
 - community centre
 - day nursery
 - electrical supply facility
 - fire hall
 - health care facilities
 - library
 - municipal garage
 - municipal service facilities
 - museum
 - nursing home, including rest homes and homes for the aged
 - park
 - **place of worship**
 - post office
 - private club
 - public parking lot
 - school
 - accessory dwelling house
 - accessory dwelling unit

(Z-07-2006)

(2) Zone Requirements:

	<u>With full municipal services</u>	<u>Without full municipal services</u>
(a) Lot Area (minimum)	450 m ²	2000 m ²
(b) Lot Frontage (minimum)	15 m	30 m
(c) Front Yard Depth (minimum)	7.5 m	7.5 m
(d) Exterior Side Width (minimum)	7.5 m	7.5 m
(e) Interior Side Width (minimum)	3.0 m	3.0 m
(f) Rear Yard Depth (minimum)	7.5 m	7.5 m
(g) Building Height (maximum)	12 m	12 m
(h) Lot Coverage (maximum)	40%	30%
(i) Landscaped Open Space (minimum)	30%	50%
(j) Dwelling houses or Dwelling Units per Lot (maximum)	1 only	

(3) Special Exception Zones:

(a) In-1, Lochiel Street, East Alexandria

(54-2001)

Notwithstanding the provisions of Sections 3.21 and 7.1 hereof to the contrary, a charitable facility which could include a soup kitchen, clothing for the less fortunate, along with a place of worship shall be permitted on the lands zoned In-1 on Schedule 'C' hereto. The following provisions shall apply:

Zone Requirements:

Lot Area (minimum)	687-9 m²
Lot Frontage (minimum)	21.67 m

Yard Requirements (minimum):

Front	1.0 m
Rear	6.1 m
Side (East)	0.03 m
Side (West)	0.64 m
Lot Coverage (maximum)	85%
Building Height (maximum)	12.2 m

All other applicable provisions of this By-law shall continue to apply to the IN-1 zone.

7.2 Additional Provisions for Institutional Zones

(a) Accessory Dwelling Units

The following provisions shall apply to accessory dwelling units:

- (i) A minimum of 20 square metres of open space shall be provided for the exclusive use of each dwelling unit. Such open space shall not be used for the parking of vehicles, or as a required pedestrian access;
- (ii) pedestrian access to each dwelling unit shall be from an adjacent street and for the sole use of the dwelling unit.

(b) Accessory Dwellings

Accessory dwellings shall conform to the requirements of the R1 Zone where piped services are available and the RR Zone where services are private.

(c) Cemeteries

Cemeteries shall not be governed by the foregoing standards but shall conform with the Cemeteries Act.

(d) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.



SECTION 8
VILLAGE CORE AREA ZONE (CA)

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in an Village Core Area (CA) Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law, and provided the lot is served by public water and sanitary sewer systems.

8.1 Village Core Area (CA) Zone

(1) Permitted Uses:

(i) Residential Uses:

- single detached, duplex or semi-detached dwellings
- rowhouse dwelling
- converted dwelling
- apartment dwelling
- boarding house
- existing dwelling
- dwelling units located in a building containing a permitted non-residential use

(ii) Public/Institutional Uses

- all uses permitted in the Institutional (IN) Zone

(iii) Commercial Uses

- all non-residential uses permitted in the General Commercial (CG) Zone

(iv) Mixed Uses

- any combination of the permitted uses listed in (i), (ii) and (iii) above.

(2) Zone Requirements:

(i) Residential Uses

(a) Lot Area (minima):

- single family dwelling 450 m²
- duplex, semi-detached, and converted dwelling, and boarding house 550 m²
- apartment dwelling 165 m²/dwelling unit
- rowhouse dwelling 185 m²/dwelling unit

- (b) Lot Frontage (minima):
- single family dwelling 15.0
 - duplex, semi-detached, and converted dwelling, and boarding house 22.0
 - apartment dwelling 30.0
 - rowhouse dwelling 6.0/dwelling unit, plus side yard where required
- (c) Yard Requirements (minima):
- Front Yard (depth)
- all permitted uses the greater of 3.0 m or the yard depth as established in Section 3.6
 - Rear Yard (depth)
- all permitted uses 7.5 m
 - Side Yard (width)
- all permitted uses 3.0 m
In the case of a side yard abutting a street, the front yard requirement shall apply.
- (d) Building Height (maxima):
- single family, semi-detached, duplex, converted rowhouse dwelling and boarding house 10.0 m
 - apartment dwelling 15.0 m
- (e) Lot Coverage (maximum):
- apartment (dwellings) 35%
 - rowhouse dwellings 35%
 - other uses 30%
- (f) Landscaped Open Space (minimum):
- all permitted uses 30%
- (ii) Institutional - Public Uses
- In accordance with the requirements of Section 7
- (iii) Commercial Uses
- In accordance with the requirements of Section 6.1(2)
- (iv) Mixed Uses
- In accordance with the least restrictive of the requirements applicable to the uses in the lot.

(3) Special Exception Zones:

(a) CA-1, Main Street South, Alexandria

Notwithstanding the provisions of Section 8 hereof to the contrary, the land zoned CA-1 on Schedule 'C' hereto, and identified as Part of Lot 17, Plan 5, in the former Town of Alexandria, shall be used in accordance with the following provisions:

Permitted Use:

5-unit apartment dwelling

Zone Requirements:

Lot Area (minimum)	464 m ²
Yard Requirements (minimum)	
Front	1 m
Rear	1 m
Side	0.2 m
Lot Coverage (maximum)	46%
Landscaped Open Space	15%

(b) CA-2, Kenyon Street, Alexandria

Notwithstanding the provisions of Sections 3.21 and 8.1 hereof to the contrary, on the land zoned CA-2 on Schedule 'C' hereto, the minimum front yard shall be 8.32 m, the minimum rear yard shall be 9.14 m, the minimum side yard shall be 5.45 m east side, the minimum side yard shall be 2.59 m west side, a minimum of five (5) parking spaces shall be provided, and the maximum number of dwelling units shall be three (3).

All other provisions of Sections 3.21, 8.1 and 8.2 and any other relevant sections, shall continue to apply, to the CA-2 zone.

(c) CA-3, Main Street South, Alexandria

Notwithstanding the provisions of Section 8.1 hereof to the contrary, on the land zoned CA-3 on Schedule 'C' hereto, a private school specializing in literacy training shall be permitted in addition to the other permitted uses.

(d) CA-4, Mill Square, Alexandria

Notwithstanding the provisions of 3.21 and 8.1 hereof to the contrary, on the land zoned CA-4 on Schedule 'C' hereto, the minimum rear yard shall be 3.95 m, and the minimum number of parking spaces shall be four (4). All other provisions of Section 8 and any other relevant sections of this By-law shall continue to apply.

(e) CA-5, Plan 32 Blk A Part lot 6-11 Main St South, Maxville**(Z-04-2012)**

That the owner provide and maintain a buffer zone of not less than 3 meters around any open storage area in accordance with section 3.19 of the zoning by-law 39-2000 including the front and rear yards.

That the owner provide the municipality with a copy of a long term lease or renewable agreement permitting continued offsite parking for the use of this building at the owner lot located to the south east in accordance with section 3.21-(d) of the Zoning by law.

The owner is aware and acknowledges that no automobiles associated with the sales and operation may be located on a public street or any other lot not appropriately zoned for the intended use.

8.2 Additional Provisions for Village Core Area Zones**(a) Dwelling Units:**

Where dwelling units are permitted on the same lot the following provisions shall apply:

- (i) Pedestrian access to each dwelling unit shall be from an adjacent street and for the sole use of the dwelling unit or units.**
- (ii) Dwelling unit floor area shall conform to the following minimum standards:**

Bachelor Unit	45.0 m ²
One Bedroom Unit	55.0 m ²
Two Bedroom Unit	60.0 m ²
More than Two Bedrooms	65.0 m ²

(b) Automobile Service Stations and Commercial Garages:

Automobile service stations and commercial garages shall also conform to the provisions set out in Section 3.27 of this By-law.

(c) Increased Yard Requirements:

Notwithstanding any other provisions of this By-law to the contrary:

- (i) Where a Village Core Area (CA) Zone used for Commercial purposes abuts a Residential Zone, the side yard requirement shall be increased to 4.5 m of which 3.0 m shall be landscaped open space and the rear yard requirement shall be increased to 9.0 m of which 3.0 shall be landscaped open space.**

(d) Special Provisions for Tourist Lodging Establishments:

Where the exterior wall of a guest room contains a window, such wall shall be located not closer than 9 m from any interior side or rear lot line.

(e) Other General Provisions:

Other general provisions shall be in accordance with Section 3 of this By-law.

**SECTION 9
OPEN SPACE ZONE (OS)**

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in an Open Space (OS) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

9.1 Open Space (OS) Zone

- (1) Permitted Uses:
 - golf course
 - open space use
 - outdoor recreational facility
 - park

- (2) Zone Requirements:
 - (i) No building or structure shall be located or erected closer than 6 m to any lot line and maximum lot coverage shall not exceed 25%.

 - (ii) No minimum area, frontage or yards shall be required for any lot provided that no buildings or active recreational facilities are located thereon.

- (3) Special Exception Zones:
 - (Reserved)

9.2 Additional Provisions for Open Space Zones

- (a) Other General Provisions
 - Other general provisions shall be in accordance with Section 3 of this By-law.

SECTION 10 INDUSTRIAL ZONES

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in an Industrial Zone except in accordance with the provisions of this Section and of any other relevant Section of this By-law.

10.1 General Industrial (MG) Zone

- (1) Permitted Uses:
- automobile service station
 - building supply centre
 - car washing establishment
 - commercial garage
 - communications equipment sales and service
 - component assembly plant
 - compressed gas sales and service
 - contractor's yard
 - custom workshop
 - equipment rental or storage establishment
 - fuel storage establishment
 - gasoline retail facility
 - greenhouse
 - home display and sales outlet
 - laboratory
 - landscaping establishment
 - machine and metal working shop
 - manufacturing plant
 - mini storage
 - office/retail outlet accessory for a specified use
 - printing establishment
 - processing plant
 - public garage
 - railway maintenance yard
 - recycling depot
 - research facility
 - restaurant
 - service outlet
 - transportation depot
 - vehicle sales, service and storage establishment
 - veterinary establishment
 - warehouse
 - wholesale establishment

(Z-01-2002)

(2) Zone Requirements:

(a)	Lot Area (minimum)	4000 m ²
(b)	Lot Frontage (minimum)	45 m
(c)	Front Yard Depth (minimum)	12 m
(d)	Exterior Side Width (minimum)	12 m
(e)	Interior Side Width (minimum)	6 m
(f)	Rear Yard Depth (minimum)	12 m
(g)	Building Height (maximum)	15 m
(h)	Lot Coverage (maximum)	50%

(3) Special Exception Zones:

(a) MG-1

Notwithstanding the provisions of Section 10.1 hereof to the contrary, within the lands located on part of Lot 9, Concession II, (Kenyon) zoned MG-1 on Schedule 'A' attached hereto, the uses permitted shall be those of the Rural (RU) Zone and the following uses:

- a contractor's or tradesman's shop
- a retail outlet, a wholesale outlet, or office accessory to a permitted use
- a service shop
- a woodworking operation

provided the following requirements are met:

- (i) Location - the use is restricted to the lands zoned MG-1.
- (ii) Gross floor area (maximum) 326 sq.m
- (iii) Interpretation:
 - the limits of the zone boundary shall be interpreted as the respective lot lines; and
 - the zone line nearest to the Township road in Lot 9, Concession II, Kenyon, shall be deemed to be the front lot line.

(b) MG-2

(Z-06-2010)

70 meters setback from property lines for any industrial use that could create an adverse effect on abutting residential properties

10.2 Rural Industrial (MR) Zone

(1) Permitted Uses:

- abattoir
- assembly plant
- auction barn
- brick making plant
- cedar oil production/extraction
- concrete batching and mixing plant
- custom workshop
- farm implement dealer and farm equipment repairs
- feed and seed dealer
- fertilizer plant
- fuel storage tank/supply yard
- greenhouse
- livestock sales establishment
- lumber yard
- meat packing establishment
- recycling depot
- sawmill
- tile drainage operation
- transportation depot
- well-drilling establishment
- woodworking establishment

(2) Zone Requirements:

(a)	Lot Area (minimum)	4000 m ²
(b)	Lot Frontage (minimum)	45 m
(c)	Front Yard Depth (minimum)	15 m
(d)	Exterior Side Width (minimum)	15 m
(e)	Interior Side Width (minimum)	12 m
(f)	Rear Yard Depth (minimum)	15 m
(g)	Building Height (maximum)	12 m
(h)	Lot Coverage (maximum)	20%

(3) Special Exception Zones:

(a) MR-1

Notwithstanding the provisions of Section 10.2 hereof to the contrary, the land located on part of Lot 38, Concession VIII (Lochiel), zoned MR-1 on Schedule 'B' hereto shall be used in accordance with the following provisions:

Permitted Use

Processing operation for the purpose of cedar oil extraction.

Setbacks

There shall be a minimum rear yard setback of 13.5 m from the rear property line or 32 m from centreline of County Road 34, whichever is the greater to the cedar oil extraction structure.

There shall be a minimum setback for a residence of 7.5 m from the rear property line or 20 m from the centreline of County Road 34, whichever is the greater.

Signs

Signs may be located closer to the property line than buildings from County Road 34 but are subject to approval for size, type, location and lighting from the Counties of Stormont, Dundas and Glengarry.

All other provisions of Section 10.2 and any other relevant sections of the By-law shall continue to apply.

10.3 Additional Provisions for Industrial Zones

(a) Automobile Service Stations and Commercial Garages

Automobile service stations and commercial garages shall also conform to the provisions set out in Section 3.27 of this By-law.

(b) Increased Yard Requirements

Where a General Industrial (MG) Zone abuts any Residential or Institutional Zone, the minimum yard requirement for any yard so abutting shall be increased to 15 m.

(c) Special Provision Adjacent to Railways

Where a lot line or part of a lot line in an Industrial Zone abuts a railway right-of-way, no minimum yard shall be required on the portion so abutting provided that any building is in accordance with the sight distances set out in Section 3.23.

(d) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.

**SECTION 11
AGRICULTURAL ZONES**

11.1 Restricted Agricultural (AR) Zone

No person shall thereafter use any lands nor erect, alter, enlarge or use any building or structure in an Agricultural Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

(1) Permitted Uses:

- cemetery
- communications facility
- conservation use
- dwelling accessory to a kennel or veterinary establishment
- existing agricultural use
- existing dwelling
- farm produce outlet
- forestry use
- kennel
- maple sugar operation
- mobile home only as a secondary dwelling on a farm
- **place of worship** (Z-07-2006)
- dwelling house accessory to an existing agricultural use
- recreation use, such as golf course, hiking, and snowmobile trails
- single detached dwelling house
- veterinary establishment
- wayside pit
- wayside quarry
- **apartment accessory conditional provided the Township obtains confirmation of the capacity of the well and septic system to accommodate the secondary unit** (Z-05-09)

(2) Zone Requirements:

(a) Lot Area (minima)

- | | | |
|-------|--------------------------------|---------------------|
| (i) | Single detached dwelling | 4000 m ² |
| (ii) | Other Non-Residential use | 1.0 hectare |
| (iii) | Conservation Use, Forestry Use | 0.0 hectares |

(b) Lot Frontage (minima)

- | | | |
|-------|--------------------------------|-------|
| (i) | Single detached dwelling | 45 m |
| (ii) | Other Non-Residential uses | 60 m |
| (iii) | Conservation Use, Forestry Use | 100 m |

(c)	Front Yard Depth (minima)	
	(i) Single detached dwelling	10 m
	(ii) Other Non-Residential uses	12 m
	(iii) Conservation Use, Forestry Use	15 m
(d)	Exterior Side Yard Width (minima)	
	(i) Single detached dwelling	10 m
	(ii) Other Non-Residential uses	12 m
	(iii) Conservation Use, Forestry Use	15 m
(e)	Interior Side Yard Width (minima)	
	(i) Single detached dwelling	3 m
	(ii) Other Non-Residential uses	12 m
	(iii) Conservation Use, Forestry Use	9 m
(f)	Rear Yard Depth (minima)	
	(i) Single detached dwelling	10 m
	(ii) Other Non-Residential uses	12 m
	(iii) Conservation Use, Forestry Use	15 m
(g)	Lot Coverage (maxima)	
	(i) Single detached dwelling	10%
	(ii) Other uses	30%
(h)	Height of Buildings (maxima)	
	(i) Single detached dwelling	10.5 m
	(iii) Other uses	15 m

(3) Special Exception Zones**(Z-06-2005)****(a) AR-1**

Notwithstanding the provisions of section hereof to the contrary, on the lands described as part of Lot 60, Plan 28, (3774 Old Orchard) Apple Hill, On, Township of North Glengarry, County of Glengarry, zoned AR - on schedule "1" attached hereto; the lands zoned AR - I will permit a communications tower.

(b) AR-2

Notwithstanding the provisions of Section 11.1(1) here of to the contrary, the lands zoned AR-1 on Schedule "1" hereto shall be used in accordance (Z-03-2006) with the following.

Permitted Uses:

- will include the use of mobile home as a storage shed only. All other provisions of Section 11.1, and any other relevant sections shall continue to apply.

(4) Temporary use Zones**(ZT-01-2000)****(a) AR-T1**

A trailer will be permitted as a garden suite on a property described as being Lot 60, Plan 28 in the Township of North Glengarry, Apple Hill, Ontario, Assessment Roll # 011-004-0300-0000, zoned AR-T1 on Schedule 'A' hereto (subject to entering into an agreement with the municipality under Section 2.07.2 of the Municipal Act 1994, c. 2, s. 44(1)).

11.2 General Agricultural (AG)Zone**(1) Permitted Uses:**

- agricultural use, including an intensive livestock operation
 - communications facility
 - conservation use
 - farm equipment sales and service
 - farm produce outlet
 - farm produce storage
 - forestry use
 - grain drying facility
 - kennel
 - livestock sales barn and/or assembly points
 - maple sugar operation
 - sawmill
 - tile drainage operation
 - veterinary establishment
 - wayside pit or wayside quarry
 - dwelling house accessory to an existing agricultural use
 - dwelling accessory to a kennel or veterinary establishment
 - mobile home only as a secondary dwelling on a farm
 - existing dwelling
 - single detached dwelling
 - accessory uses to the foregoing
- apartment accessory conditional provided the Township obtains confirmation of the capacity of the well and septic system to accommodate**

the secondary unit**(Z-05-09)****(2) Zone Requirements:****(a) Lot Area (minimum)**

(i)	Agricultural Use	30 hectares
(ii)	Conservation Use, Forestry Use	10 hectares
(iii)	Other Non-Residential Uses	1.0 hectares
(iv)	Single detached dwelling	4000 m ²

(b) Lot Frontage (minimum)

(i)	Agricultural Use	200 m
(ii)	Conservation Use, Forestry Use	150 m
(iii)	Other Non-Residential Uses	60 m
(iv)	Single detached dwelling	45 m

(c) Front Yard Depth (minimum)

(i)	Agricultural Use, Conservation Use, Forestry Use	15 m
(ii)	Other Non-Residential Uses	12 m
(iii)	Single detached dwelling	15 m

(d) Exterior Side Yard Width (minimum)

(i)	Agricultural Use, Conservation Use, Forestry Use	15 m
(ii)	Other Non-Residential Uses	12 m
(iii)	Single detached dwelling	15 m

(e) Interior Side Yard Width (minimum)

(i)	Agricultural Use, Conservation Use, Forestry Use	9 m
(ii)	Other Non-Residential Uses	12 m
(iii)	Single detached dwelling	6 m

(f) Rear Yard Depth (minimum)

(i)	Agricultural Use, Conservation Use, Forestry Use	15 m
(ii)	Other Non-Residential Uses	12 m
(iii)	Single detached dwelling	15 m

(g) Lot coverage (maximum)

	(i) Single detached dwelling	10%
	(ii) Other Uses	30%
(h)	Building Height (maximum)	.
	(i) Single detached dwelling	10.5 m
	(ii) Other Uses	15 m

(3) Special Exception Zones:

(a) AG-1

Notwithstanding the provisions of Section 11.2 hereof to the contrary, on the lands located on parts of Lots 3 and 4, Concession XV (Kenyon) and zoned AG-1 on Schedule 'A' hereto, the following provisions shall apply:

(i)	Residential Uses	prohibited
(ii)	Lot Area (minimum)	1.6 ha

(b) AG-2

Notwithstanding the provisions of Section 11.2 hereof to the contrary, on the land on part of Lot 18, Concession II (Lochiel), zoned AG-2 on Schedule 'B' hereto, a mobile home shall be permitted as the primary dwelling.

(c) AG-3

Notwithstanding the provisions of 11.2 hereof to the contrary, the lands described as being Part of Lot 11, Part of Lot 12 and Part of Lot 13, Concession 20 (Kenyon) and Zoned AG-3 Schedule 'A' hereto may be used for the following purposes:

- a sewage lagoon
- a public use in accordance with the provisions of section 3.22 hereof.

Zone Provisions for a Sewage Lagoon

(i)	Lot Area (minimum)	15 ha
(ii)	Lot Frontage (no lot frontage is required provided there is direct access to a public road by a Right-of-way)	
(iii)	Front Yard Depth (minimum)	100 m
(iv)	Exterior Side Yard (minimum)	100 m
(v)	Interior Side Yard (minimum)	100 m
(vi)	Rear Yard Depth (minimum)	100 m
(vii)	Commercial and Industrial Setbacks (minima)	150 m
(viii)	Residential Use and Institutional Use Setbacks (minima)	150 m
(ix)	Water Setback (minima)	500 m from a flood plain

the secondary unit**(Z-05-09)****(2) Zone Requirements:****(a) Lot Area (minimum)**

(i)	Agricultural Use	30 hectares
(ii)	Conservation Use, Forestry Use	10 hectares
(iii)	Other Non-Residential Uses	1.0 hectares
(iv)	Single detached dwelling	4000 m ²

(b) Lot Frontage (minimum)

(i)	Agricultural Use	200 m
(ii)	Conservation Use, Forestry Use	150 m
(iii)	Other Non-Residential Uses	60 m
(iv)	Single detached dwelling	45 m

(c) Front Yard Depth (minimum)

(i)	Agricultural Use, Conservation Use, Forestry Use	15 m
(ii)	Other Non-Residential Uses	12 m
(iii)	Single detached dwelling	15 m

(d) Exterior Side Yard Width (minimum)

(i)	Agricultural Use, Conservation Use, Forestry Use	15 m
(ii)	Other Non-Residential Uses	12 m
(iii)	Single detached dwelling	15 m

(e) Interior Side Yard Width (minimum)

(i)	Agricultural Use, Conservation Use, Forestry Use	9 m
(ii)	Other Non-Residential Uses	12 m
(iii)	Single detached dwelling	6 m

(f) Rear Yard Depth (minimum)

(i)	Agricultural Use, Conservation Use, Forestry Use	15 m
(ii)	Other Non-Residential Uses	12 m
(iii)	Single detached dwelling	15 m

(g) Lot coverage (maximum)

Concession II (Lochiel), zoned AG-8 on Schedule 'B' hereto, the following use will be prohibited:

- single detached dwelling

(i) AG-9 (Z-01-2002)

Notwithstanding the provisions of Section 11.2 hereof to the contrary, the lands designated AG-9 on Schedule 'A' to this By-law, described as Parts of Lots 10, 11 and 12, Concession VII and Parts of Lots 9, 10, 11 and 12, Concession VIII (Kenyon), may be used for all the permitted uses listed under Section 11.2(1) with the exception of the following uses, which will be prohibited:

- dwelling accessory to a kennel or veterinary establishment
- single detached dwelling

Special Provisions

- | | | |
|-----|------------------------------------|------|
| (a) | Front Yard Depth (maximum) | |
| | - All permitted uses | 30 m |
| (b) | Exterior Side Yard Width (maximum) | |
| | - All permitted uses | 30 m |

(j) AG-10 (Z-02-2002)

Notwithstanding the provisions of Section 11.2 hereof to the contrary, on the lands designated AG-10 on Schedule 'A' to this By-law, described as Parts of Lots 11, 12 and 13, Concession 21.I.L (Kenyon), the following uses will be prohibited:

- single detached dwelling

(k) AG-11**(Z-05-2002)**

Notwithstanding the provisions of Section 11.2 hereof to the contrary, on the land Designated AG-11 on Schedule A to this By-Law, described as being Lots 1 & 2 Concession 19 I.L. (Kenyon Ward), Township of North Glengarry, the following uses will be prohibited:

- single detached dwelling

Zone Requirements: Lot

(l) AG-12**(Z-6-2002)**

Notwithstanding the provisions of Subsection 11.2 hereof to the contrary, on the lands designated AG-12 on Schedule A to this by-law, described as being Part of Lots 1, 2, 3, 4 & 5 Concession 21 I.L. (Kenyon Ward), Township of North Glengarry, the following will be prohibited:

- single detached dwelling

(m) AG-13**(Z-06-2003)**

Notwithstanding the provisions of Subsection 11.2 hereof to the contrary, on the lands designated AG on Schedule A to this by-law, described as being Part of Lots 8 & 9 Conc. 3 (Kenyon Ward), Township of North Glengarry, the following will be prohibited.

- single detached dwelling

(n) AG-14**(Z-02-2004)**

Notwithstanding the provisions of Subsection 11.2 hereof to the contrary, on the lands designated AG-14 on Schedule A to this by-law, described as being Part of Lot 33, Conc. 2 (Lochiel Ward), Township of North Glengarry, the following will be prohibited:

- single detached dwelling

- (o) AG-15 (Z-08-2004)

Notwithstanding the provisions of Subsection 11.2 hereof to the contrary, on the lands designated AG-15 on Schedule A to this by-law, described as being part of Lot 4, Conc. 4 (Lochiel Ward), Township of North Glengarry, the following will be prohibited:

- single detached dwelling

- (p) AG-16 (Z-14-2004)

Notwithstanding the provisions of Subsection 11.2 hereof to the contrary, on the lands designated AG-16 on Schedule A to this by-law, described as being Part West ½ Lot 36, Conc. 8 (Lochiel Ward), Township of North Glengarry, the following will be prohibited.

- single detached dwelling

- (q) AG-17 (Z-15-2004)

Notwithstanding the provisions of section 11.2 hereof to the contrary, on the lands described as Part of Lot 3 Concession 9, Lochiel Ward, Township of North Glengarry, zoned AG-17 on schedule "A" attached hereto; the lands zoned AG-17 will prohibit the following:

- i) a dwelling

- (r) AG-18 (Z-16-2004)

Notwithstanding the provisions of section 11.2 hereof to the contrary, on the lands described as Part of Lot 25 & 36, Concession 9, Lochiel Ward, Township of North Glengarry, zoned AG-18 on schedule "A" attached hereto; the lands zoned AG-18 will prohibit the following:

- i) a dwelling

- (s) AG-19 (Z-10-2005)

Notwithstanding the provisions of section 11.2 hereof to the contrary, on the lands described as Part of 37, Concession 8, Lochiel Ward, Township of North Glengarry zoned AG-19 on Schedule "1" attached hereto; the lands zoned AG-19 will prohibit the following:

- i) a dwelling

(t) AG-20 (Z-13-2004)

Notwithstanding the provisions of Section 11.2(1) hereof to the contrary, on the land in part of Lot 18, Concession 9 (Kenyon) zoned AG-20, the following uses which are accessory to the quarry operation on the adjacent land to the north, shall be permitted:

- (a) gate
- (b) access driveway
- (c) retention ponds
- (d) outlet ditches
- (e) berms.

(u) AG-21 (Z-12-2005)

Notwithstanding the provisions of section 11.2 hereof to the contrary, on the lands described as Part of east half of Lot A, Concession 3, Lochiel Ward, Township of North Glengarry zoned AG-21 on Schedule "1" attached hereto; the lands zoned AG-21 will prohibit the following:

- i) a dwelling

(v) AG-22 (Z-01-2006)

Notwithstanding the provisions of section 11.2 to the contrary, on the lands described as being Part of Lot 23, Concession 3, Kenyon Ward, Township of North Glengarry zoned AG-22 on Schedule "1" attached hereto, the following provisions shall apply:

- i) Lot frontage (minimum) 113m
- ii) no residential development

(w) AG-23 (Z-05-2006)

Notwithstanding the provisions of section 11.2 to the contrary, on the lands described as being South Part of Lot 17, Concession 1, Lochiel Ward, Township of North Glengarry zoned AG-23 on Schedule "1" attached hereto, the following provisions shall apply:

- i) Lot frontage (minimum) 121.9m
- ii) no residential development

- (x) AG-24 (Z-01-07)
- Notwithstanding the provisions of Section 11.2 to the contrary, on the lands described as being South Part of Lot 37, Concession 3, Kenyon Ward, Township of North Glengarry zoned AG-24 on Schedule "1" attached hereto, the following provisions shall apply:
- i) no residential development
- (y) AG-25
- Reserved for Future Use
- (z) AG-26 (Z-01-08)
- Notwithstanding the provisions of Section 11.2 to the contrary, on the lands described as being Part of Lot 18, Concession 8, Kenyon Ward, Township of North Glengarry zoned AG-26 on Schedule "1" attached hereto, the following provisions shall apply:
- i) no residential development
- (aa) AG-27 (Z-02-08)
- Notwithstanding the provisions of Section 11.2 to the contrary, on the lands described as being Part of Lot 18, Concession 4, Kenyon Ward, Township of North Glengarry zoned AG-27 on Schedule "1" attached hereto, the following provisions shall apply:
- i) a second residential unit (granny suite) be permitted on this property, in this zone
- (ab) AG-28 (Z-01-09)
- Notwithstanding the provisions of Section 11.2 to the contrary, on the lands described as being Lot 15, Concession 3, Lochiel Ward, Township of North Glengarry zoned AG-28 on Schedule "1" attached hereto, the following provisions shall apply:
- i) no residential development
- (ac) AG-29 (Z-08-09)
- Notwithstanding the provisions of Section 11.2 to the contrary, on the lands described as being Lot 5, Concession 3, Lochiel Ward, Township of North Glengarry zoned AG-29 on Schedule "1" attached hereto, the following provisions shall apply:
- i) no residential development

- ii) That the required lot frontage being 45 metres is reduced to the proposed 25 metres
- (ad) AG-30 (Z-08-09)
Reserved for Future Use
- (ae) AG-31 (Z-11-09)
Notwithstanding the provisions of Section 11.2 to the contrary, on the lands described as being Lot 8, Concession 3, Lochiel Ward, Township of North Glengarry zoned AG-31 on Schedule "1" attached hereto, the following provisions shall apply:
- i) no residential development shall be permitted
- (af) AG-32 (Z-14-09)
i) AG-32 Special Exception: No residential development shall be permitted on the retained portion.
ii) AG-32a Special Exception: No agricultural development shall be permitted on the severed portion.
- (ag) AG-33 & AG-34 (Z-04-2010)
i) AG-33 Special Exception: No residential development shall be permitted on the retained portion.
ii) AG-34 Special Exception: No agricultural development shall be permitted on the severed portion.
- (ah) AG-35 (Z-05-2010)
i) AG-35 Special Exception: No residential development shall be permitted on the retained portion.
- (ai) AG-36 & AG-37 (Z-09-2010)
i) AG-36 Special Exception: To prohibit further Residential use on the severed portion.
ii) AG-37 Special Exception: To prohibit Agriculture use on the retained portion.

-
- (ah) AG-38 (Z-11-2010)
- i) AG-38 Special Exception: No residential development.
- (ai) AG-45 & AG-46 (Z-12-2010)
- i) AG-45 Special Exception: To prohibit further Residential use on the retained portion.
 - ii) AG-45 Special Exception: To prohibit Agriculture use on the severed portion.
- (aj) AG-41 & AG-42 (Z-13-2010)
- i) AG-41 Special Exception: To prohibit further residential use on the retained portion and to recognize the lot area deficiencies from the required 30 hectares to the proposed 17.8 hectares.
 - ii) AG-42 Special Exception: To prohibit any Agriculture use on the severed portion.
- (ak) AG-39 & AG-40 (Z-14-2010)
- i) AG-39 Special Exception: To prohibit further residential use on the retained portion.
 - ii) AG-40 Special Exception: To prohibit Agriculture use on the severed portion.
- (al) AG-43 & AG-44 (Z-15-2010)
- i) AG-43 Special Exception: To prohibit further residential use on the severed portion.
 - ii) AG-44 Special Exception: To prohibit Agriculture use on the retained portion.
- (am) AG-47 & AG-48 (Z-18-2010)
- i) AG-47 Special Exception: To prohibit further Residential use on the retained portion.
 - ii) AG-48 Special Exception: To prohibit Agriculture use on the severed portion.

- (an) AG-49 (Z-01-2011)
- i) AG-49 Special Exception: To permit the construction of an apartment dwelling unit in a proposed detached accessory building on an agricultural property.
- (ao) AG-50 & AG 51 (Z-04-2011)
- i) AG-50 & AG 51 Special Exception: the reduction in lot acreage for the retained lot's agricultural use from the required 74 to the proposed 15 acres.
- (ap) AG-52 & AG-53 (Z-05-2011)
- i) AG-52 Special Exception: No residential development shall be permitted on the retained portion.
- ii) AG-53 Special Exception: No Agricultural development shall be permitted on the severed portion.
- (aq) AG-59 (Z-06-2011)
- i) AG-59 Special Exception: To permit a car sales operation conditional upon the following items:
- 1) That the 40,000 sq ft area subject to the proposal be clearly marked and surrounded by a suitable fence boundary so as to ensure the parking lot size remains consistent.
 - 2) That no wrecked, dismantled or un road worthy equipment, cars, trucks or other vehicles are stored on any portion of the entire lot.
 - 3) That the proposed parking lot re zoning, be subject to a site plan development agreement between the Council of the Township of North Glengarry and the property owner where a detailed lay out of the sales lot is described including appropriate fencing, boundary lines and other features including securities to ensure the lot continues to operate within any imposed conditions or expectations. To be submitted for approval no later than September 26, 2011.
- (ap) AG-54 & AG-55 (Z-08-2011)
- i) AG-54 Special Exception: No Agricultural development shall be permitted on the retained portion.

- ii) **AG-55 Special Exception: No Residential development shall be permitted on the severed portion.**
- (aq) **AG-58** (Z-09-2011)
 - i) **AG-58 Special Exception: To permit the addition of a agricultural commercial tourism to the present agricultural operation.**
- (ar) **AG-56 & AG-57** (Z-10-2011)
 - i) **AG-56 Special Exception: No Agricultural development shall be permitted on the retained portion.**
 - ii) **AG-57 Special Exception: No Residential development shall be permitted on the severed portion.**
- (as) **AG-60 & AG-61** (Z-13-2011)
 - i) **AG-60 Special Exception: No Agricultural development shall be permitted on the severed portion.**
 - ii) **AG-61 Special Exception: No Residential development shall be permitted on the retained portion.**
- (at) **AG-62** (Z-01-2012)
 - i) **AG-62 Special Exception: No Residential development shall be permitted on the severed portion.**
- (au) **AG-63** (Z-05-2012)
 - i) **AG-63 Special Exception: To prohibit future Residential use on the severed portion.**
 - ii) **To recognize a reduction in the minimum size of an agricultural property from the required 30 hectares to the proposed 26.2 hectares.**
- (av) **AG-64 & AG-65** (Z-06-2012)
 - i) **AG-64 Special Exception: No Agricultural development shall be permitted on the severed portion.**

- ii) **AG-65 Special Exception: No Residential development shall be permitted on the retained portion.**
- (aw) **AG-66 & AG-67** (Z-08-2012)
 - i) **AG-66 Special Exception: No Agricultural development shall be permitted on the severed portion.**
 - ii) **AG-67 Special Exception: No Residential development shall be permitted on the retained portion.**
 - iii) **To recognize a reduction in the minimum road frontage of 45 m (147 ft) to the proposed 12.80 m (42 ft).**
- (ax) **AG-68 & AG-69** (Z-08-2012)
 - i) **AG-68 Special Exception: No Agricultural development shall be permitted on the severed portion.**
 - ii) **AG-69 Special Exception: No Residential development shall be permitted on the retained portion.**
- (ay) **AG-70 & AG-71** (Z-14-2012)
 - i) **AG-70 Special Exception: No Agricultural development shall be permitted on the severed portion and to recognize the reduction in the required Road Frontage of 45 metre (147 ft) to the proposed 6.4 meters (21 feet) as per conditions imposed by the severance application.**
 - ii) **AG-71 Special Exception: No Residential development shall be permitted on the retained portion.**
- (az) **AG-72 & AG-73** (Z-15-2012)
 - i) **AG-72 Special Exception: No Agricultural development shall be permitted on the retained portion.**
 - ii) **AG-73 Special Exception: No Residential development shall be permitted on the severed portion.**
- (aaa) **AG-74 & AG-75** (Z-17-2012)
 - i) **AG-74 Special Exception: No Agricultural development shall be permitted on the retained portion.**

- ii) **AG-75 Special Exception: No Residential development shall be permitted on the severed portion.**

(aab) AG-76 & AG-77

(Z-?-2012)

- i) **AG-76 Special Exception: No Agricultural development shall be permitted on the retained portion.**
- ii) **AG-77 Special Exception: No Residential development shall be permitted on the severed portion.**

11.3 Additional Provisions for Agricultural Zones

- (a) Dwellings or mobile homes per lot (maximum): 1 only

provided that where an existing farm has more than one owner, in which case each owner may have an accessory dwelling house on the lot, plus one accessory dwelling or accessory mobile home for a person engaged full-time in the agriculture operation.

- (b) Intensive Livestock Operations:

New and/or expansions to existing intensive livestock operations shall be in accordance with the provision of Section 3.12 of this By-law.

- (c) Farm Building and Manure Storage Location:

No building or structure which is used to house animals or fowl, no feed lot area and no manure storage area shall be permitted within a minimum distance separation as determined by the MDS II formula.

- (d) Cemeteries:

Cemeteries shall conform to the requirements of the Cemeteries Act.

- (e) Wayside Pit or Wayside Quarry:

The requirements of the Aggregates Resources Act shall apply to any wayside pit or wayside quarry.

- (f) Other General Provisions:

Other General Provisions shall be in accordance with the provisions of Section 3 hereof.

SECTION 12
RURAL ZONE (RU)

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Rural (RU) Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

12.1 Rural (RU) Zone

- (1) Permitted Uses: (Z-01-2001)
- agricultural use, including an intensive livestock operation
 - cemetery
 - conservation use
 - farm produce outlet
 - forestry use
 - golf course
 - kennel
 - mobile home only as a secondary dwelling on a farm
 - outdoor recreation
 - **place of worship** (Z-07-2006)
 - single detached dwelling
 - veterinary establishment
 - wayside pit
 - wayside quarry
 - dwelling accessory to an agricultural use, kennel, or veterinary establishment
 - hobby farm accessory to a single dwelling
- (2) Zone Requirements: (Z-01-2002)
- (i) Agricultural use, Conservation use and Forestry use, in accordance with the provisions of the General Agricultural Zone.
- (ii) Other Non-Residential Uses:
- | | | |
|-----|------------------------------------|------|
| (a) | Lot Area (minimum) | 1 ha |
| (b) | Lot Frontage (minimum) | 60 m |
| (c) | Front Yard Depth (minimum) | 15 m |
| (d) | Rear Yard Depth (minimum) | 15 m |
| (e) | Exterior Side Yard Width (minimum) | 15 m |
| (f) | Interior Side Yard Width (minimum) | 15 m |
| (g) | Building Height (maximum) | 9 m |
| (h) | Lot Coverage (maximum) | 10% |

(iii)	Single detached dwelling:	
(a)	Lot Area (minimum)	4000 m ²
(b)	Lot Frontage (minimum)	45 m
(c)	Front Yard Depth (minimum)	10 m
(d)	Rear Yard Depth (minimum)	10 m
(e)	Exterior Side Width (minimum)	10 m
(f)	Interior Side Width (minimum)	6 m
(g)	Building Height (maximum)	9 m
(h)	Lot Coverage (maximum)	10%
(i)	Dwellings Per Lot (maximum)	1

(3) Special Exception Zones:

(Z-01-2002)

(a) RU-1

Notwithstanding Sections 12.1(1) and 12.1(2) hereof to the contrary, the lands on Part of the South half of Lot 6, Concession II (Kenyon), zoned as RU-1 on Schedule 'A' hereto, may be used for the following purposes:

- an arts and cultural centre, including a concert hall and art gallery;
- an accessory residential unit;
- a bed and breakfast establishment, providing that not more than four (4) bedrooms may be used as bed and breakfast rooms; and
- all other uses permitted in the RU Zone.

All other provisions of the RU Zone shall continue to apply

(b) RU-2

Notwithstanding the provision of this By-law to the contrary, the lands zoned as RU-2 may be used for any of the permitted uses in the Rural (RU) Zone provided the following requirements are met:

- (i) Floodproofing: no door, window, or other opening shall be located below the 88.77 m contour (G.S.C.) in any building or structure used for human habitation, and no portion of the basement floor level shall be below the 87.47 m contour (G.S.C.).

(c) RU-3

Notwithstanding the provisions of Section 12 hereof to the contrary, the lands on part of Lot 12, Concession III (Kenyon), zoned as RU-3 on Schedule 'A' hereto may also be used for:

- a machine shop; and
- a merchandise service shop

provided such facilities are limited to a maximum total floor area of 100 sq.m.

(d) RU-4

Notwithstanding the provisions of Section 12.1 (2) (iii) hereof to the contrary, the lands located on part of Lot 32, Concession II (Lochiel) zoned RU-5 on Schedule 'B' hereto shall be used for a single detached dwelling in accordance with the following provisions:

Lot Area (minimum)	2,510 sq.m
Lot Frontage (minimum)	30 m

(e) RU-5 (68-2001)

Notwithstanding the provisions of Section 12.1(3) hereof to the contrary, within the lands located on the westerly 180 feet (54.86 m) of Pt.2 on Plan 14R4617 (Kenyon), zoned RU-5 on Schedule 'A' hereto, the uses permitted shall be those of the Rural (RU) Zone and the following uses:

- an automobile sales establishment (not a wrecking or salvage yard)

Provided the following requirements are met:

- (i) Location - the use is restricted to the lands zoned RU-5

(f) RU-6 (Z-06-2003)

Notwithstanding the provisions of Subsection 12.1 hereof to the contrary, on the lands designated RU-6 on schedule A to this By-law, described as being Part of lot 8, Conc. 3, (Kenyon Ward Township of North Glengarry, the following will be prohibited:

- single detached dwelling

(g) RU-7 (Z-08-2005)

Notwithstanding the provisions of Section 12.1 (c) hereof to the contrary, within the lands located on the east side of S.D. & G. County Road No. 20 (Part of lot 8 Concession 17 IL), approximately 130 meters south of Kenyon Concession Road 17 IL (152.4m X 152.4m), zoned RU-6 on Schedule "A" hereto, to uses permitted shall be;

- a communication tower facility

(h) RU-8

(i) RU-9

(j) RU-10 (Z-14-2011)

(K) RU-11**(Z-01-2013)**

Notwithstanding the provisions of Subsection 12.1 hereof to the contrary, on the lands designated RU-11 on schedule A to this By-law, described as being Part of lot 1, Conc. 1, Township of North Glengarry, the following will also be permitted:

- **automobile sales lot**

Temporary Use Zones**(T-66-2001)****(a) RU-T1**

Notwithstanding the provisions of Section 12.1(1) hereof to the contrary, the accessory building located on the lands zoned RU-T1 on Schedule 'A' hereto known as 20258 Concession 1, Kenyon, RR #3 Alexandria, Ontario (Part Lot 2, Concession 1, Plan 14R3128) will house a commercial decoration business (i.e. paint, wall paper, etc.) until May 22, 2004.

12.2 Additional Provisions for Rural Zones**(a) Accessory Dwellings**

Accessory dwellings shall conform to the requirements of the RR zone.

(b) Intensive Livestock Operations

New and/or expansions to existing intensive livestock operations shall be in accordance with the provision of Section 3.12 of this By-law.

(c) Hobby Farms

Hobby farms shall be permitted in accordance with the following requirements:

Lot Area (minimum)	3 ha
Lot Frontage (minimum)	75 m

Any building that houses livestock or poultry shall be set back a minimum of 30 m from all lot lines and shall have a maximum height of 5.5 m. The maximum floor area for a building accommodating livestock or poultry shall be 150 m² per ha of land. The maximum number of livestock per ha of land shall be 5 and the maximum number of poultry per ha of land shall be 20.

(d) Wayside Pit or Wayside Quarry

The requirements of the Aggregate Resources Act shall apply to any wayside pit or wayside quarry.

(e) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.

**SECTION 13
WRECKING YARD ZONE (WY)**

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Wrecking Yard (WY) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

13.1 Wrecking Yard (WY) Zone

- (1) Permitted Uses: **(Z-01-2002)**
- commercial garage
- salvage yard
- wrecking yard
- accessory dwelling

- (2) Zone Requirements: **(Z-02-2002)**
Yard Requirements (minimum)
- all yards 50 m

Notwithstanding the above yard requirements, no Wrecking Yard Zone will be established within 100 m of a dwelling on another lot or within 150 m of a waterbody or a watercourse.

- (3) Special Exception Zones: **(Z-01-2002)**
(a) WY-1

Notwithstanding the provisions of 13.1 hereof to the contrary, the lands in part of Lot 4, Concession II (Kenyon), zoned as WY-1 on Schedule 'A' hereto shall only be used for the following purposes:

- an automobile wrecking yard;
- a public use in accordance with Section 3.22 hereof;
- a salvage yard.

13.2 Additional Provisions for Wrecking Yard Zones

- (a) Accessory Dwellings

Accessory dwellings shall conform to the requirements of the RR Zone.

(b) **Buffering**

A fence or wall, a minimum of 2.5 m in height and composed of opaque material shall be provided around the area used or to be used for the storage of scrap, junk, automobile or other vehicles or machinery. In addition coniferous trees shall be planted along the exterior of the fence or wall to effectively screen the wrecking yard.

(c) **Other General Provisions**

Other general provisions shall be in accordance with Section 3 of this By-law.

SECTION 14
WASTE DISPOSAL ZONE (WD)

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Waste Disposal (WD) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

14.1 Waste Disposal (WD) Zone

- (1) Permitted Uses:
 - waste disposal site

- (2) Zone Requirements:
 - (a) Lot Area (minimum) 4.0 hectares
 - (b) Lot Frontage (minimum) 100.0 m
 - (c) Front, Rear and Exterior Side Yards (minima) 50.0 m
 - (d) Interior Side Yard (minimum) 25.0 m

Notwithstanding the above yard requirements, no Waste Disposal Zone will be established within 500 m of a dwelling on another lot.

- (3) Special Exception Zones:
 - (Reserved)

14.2 Additional Provisions for Waste Disposal Zones

- (a) Other General Provisions:
 - Other general provisions shall be in accordance with Section 3 of this By-law.

SECTION 15
MINERAL AGGREGATE ZONES

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Mineral Aggregate Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

15.1 Mineral Aggregate - Pit (MAP) Zone

- (1) Permitted Uses:
 - agricultural use excluding buildings
 - pit
 - portable asphalt plant

- (2) Zone Requirements:
 - (a) Agricultural use: in accordance with the requirements of the General Agriculture (AG) Zone.
 - (b) Pit, Portable Asphalt Plant:

Yard Requirements (minimum)

- any yard adjacent to a public street	30 m
- all other yards	15 m

Notwithstanding the above yard requirements, no Mineral Aggregate - Pit Zone will be established within 120 m of a dwelling on another lot.

- (3) Special Exception Zones:
 - (a) MAP-1
- Notwithstanding the provisions of this By-law to the contrary, the lands on Part of Lot 24, Concession I, Kenyon, zoned MAP-1 on Schedule 'A', herefo, may be used for a sand and gravel pit operation in accordance with the following special provisions:

(i) Lot Frontage (minimum)	30 m
(ii) Interior Side Yard Width (minimum)	15 m

- (b) MAP-2 Deleted

(Z-01-2002)

15.2 Mineral Aggregate - Quarry (MAQ) Zone

- (1) Permitted Uses:
- agricultural use excluding buildings
 - pit
 - quarry
 - asphalt plant
 - concrete plant
- (2) Zone Requirements:
- (a) Agricultural use: in accordance with the requirements of the General Agricultural (AG) Zone.
- (b) Pit: in accordance with the requirements of MAP Zone.
- (c) Quarry, asphalt plant, concrete plant:
- Yard Requirements:
- | | |
|--|------|
| - any yard adjacent to a public street | 30 m |
| - all other yards | 15 m |
- Notwithstanding the above yard requirements, no Mineral Aggregate - Quarry Zone will be established within 300 m of a dwelling on another lot.
- (3) Special Exception Zones:
- (Reserved)

15.3 Additional Provisions for Mineral Aggregate Zones

- (a) Wayside Pit or Wayside Quarry:
- The requirement of the Aggregate Resources Act shall apply to any wayside pit or wayside quarry.
- (b) Other General Provisions:
- Other general provisions shall be in accordance with Section 3 of this By-law.

SECTION 16
FLOOD PLAIN ZONE (FP)

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Flood Plain (FP) Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

16.1 Flood Plain (FP) Zone

- (1) Permitted Uses:
- agricultural, forestry and conservation uses excluding buildings
 - golf course, excluding buildings
 - marine facility
 - outdoor recreation
 - parking area excluding buildings
 - public park
 - use accessory to a residential use such as tool shed, patio, barbecue or similar use.

(2) Special Exception Zone:

- (a) FP-1, Part of Lot 1, Concession III, Alexandria

Deleted

(Z-07-2006)

- (b) FP-2, Part of Lot 37, Concession II, Alexandria

Notwithstanding the provisions of this By-law to the contrary, the lands zoned FP-2 on Schedule 'C' hereto shall be used in accordance with the following provisions (as specified by the Raisin Region Conservation Authority).

1. The encroachment of a tool shed is minimal (a maximum of 1.52 m) and will not have any impact on the water levels or flow conditions. The northwest corner is on a pillar further reducing the encroachment.

16.2 Additional Provisions for Flood Plain Zones

- (a) No buildings or structures whether or not associated with any of the above provided uses shall be erected in the Flood Plain (FP) Zone, except where needed for flood control measure.

- (b) Other General Provisions:

Other general provisions shall be in accordance with Section 3 of this By-law.

SECTION 17
WETLANDS ZONE (WL)

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Wetlands (WL) Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

17.1 Wetlands (WL) Zone

- (1) Permitted Uses:
- conservation use
 - flood control structure
 - forestry use
 - open space use
 - passive outdoor recreation excluding a golf course
 - public park
 - water storage use
 - **existing** agricultural use

(Z-01-2002)

(2) Zone Requirements:

- (a) No building or structure shall be located closer than 15 m to any lot line.
- (b) The placing of fill or drainage improvements within the Wetlands (WL) Zone are prohibited unless written approval is received from the Corporation and the Ministry of Natural Resources.

17.2 Additional Provisions for Wetlands Zones

(a) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.